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Lot 21 Eagle Ridge Parkway, Butler, TN 37640

$180,000 · MLS #9996547 · www.brphomes.com/mls/9996547



1.52
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 1.52
Association Fee Frequency: Annually
HOA Fee: $2,400

City Taxes: $0
County Taxes: $652.50
Elementary School: Doe
Middle School: Johnson Co
High School: Johnson Co

Description

Perched within the gated Eagle Bay community, Lot 21 offers 1.52 acres of mountain-lake beauty and an exceptional opportunity to create a custom retreat overlooking one of Northeast Tennessee's most treasured natural resources, Watauga Lake. With its elevated position and rolling mountain terrain, this homesite provides the privacy, seclusion, and potential for sweeping views that many seek but rarely find.

The property's natural topography lends itself to a thoughtfully designed mountain home that embraces the landscape,

with opportunities for expansive decks, and outdoor living spaces. Mature hardwoods and the larger acreage create a private setting while still providing convenient access to the community's amenities and waterfront offerings.

Eagle Bay was thoughtfully developed to preserve both the area's natural beauty and long-term property values, featuring gated entry, paved roads, underground utilities, fiber internet, and architectural standards designed to maintain the quality and character of the community. Owners enjoy access to the private marina, boat ramp, lakeside beach, picnic areas, and fire pits, with boat slips available for lease through Eagle Bay Marina & Beach Club on a first-come basis.

Short-term rentals are permitted, offering flexibility for those seeking a future investment opportunity, vacation home, or primary residence. With no required timeframe to build, buyers have the freedom to secure their piece of Watauga Lake today while planning their ideal mountain-lake getaway for the future.

Surrounded by the pristine beauty of the Cherokee National Forest, where much of Watauga Lake's shoreline remains protected, outdoor recreation is always close at hand. Spend your days boating, fishing, paddleboarding, hiking nearby trails, or exploring the Appalachian High Country. Conveniently located less than an hour from both Boone, North Carolina and Johnson City, Tennessee, Eagle Bay offers a unique blend of privacy, recreation, and accessibility.

For buyers seeking acreage, elevation, and the opportunity to create a truly custom mountain-lake retreat, Lot 21 presents a rare chance to own one of the larger homesites within this highly desirable Watauga Lake community.

Features & Amenities

EXTERIOR

Lake Access • Lot/Tract • Mountain(s) View • Paved • Private Maintained Road • Private Road • Residential • Sloped • Water View

OTHER

Above Average Condition • Aerial • Building Restrictions • Covenant • Electricity Available • Fiber Available • Plat • Private Water • Septic Tank Sewer • Site Built Permitted • Underground Utilities

Listing courtesy of Lantern Real Estate

SCAN TO VIEW ONLINE
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