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Lot 68 Cowan Town Road, Butler, TN 37640

$329,000 · MLS #9999184 · www.brphomes.com/mls/9999184



2.69
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 2.69
Association Fee Frequency: Annually
HOA Fee: $2,400

City Taxes: $0
County Taxes: $1,091.19
Elementary School: Doe
Middle School: Johnson Co
High School: Johnson Co

Description

Discover one of the premier homesites in the gated community of Eagle Bay, where mountain living, lake recreation, and modern conveniences come together to create the perfect East Tennessee retreat. Lot 68 offers a beautiful blend of serene lake, pastoral, and mountain views with paved road frontage, underground utilities, public water, fiber optic internet, and an exceptional setting for your dream home or vacation getaway.

Eagle Bay residents enjoy outstanding community amenities, including a gated entrance, a lakefront common beach area

with fire pits and grills, a private boat ramp, and covered boat slips available for lease--making it easy to spend your days enjoying beautiful Watauga Lake. Short-term rentals are permitted, offering excellent potential for both personal enjoyment and investment.

Ideally located just minutes from some of the area's most popular destinations, you'll enjoy convenient access to Watauga Lake Winery, Villa Nove Vineyards, Watauga Lake Mercantile, the Appalachian Trail, Doe Mountain Recreation Area, and endless opportunities for boating, fishing, hiking, mountain biking, and exploring the natural beauty of the region.

Recognized as one of the cleanest and most beautiful lakes in the country, Watauga Lake features more than 180 miles of pristine shoreline, with nearly half protected by the Cherokee National Forest, preserving the area's unspoiled beauty for generations to come. Whether you're searching for a full-time residence, mountain retreat, or investment opportunity, Lot 68 offers the ideal place to experience the very best of East Tennessee lake and mountain living.

Features & Amenities

EXTERIOR

Lake Access • Mountain(s) View • Paved • Private Road • Residential • Rolling Slope • Subdevelopment • Water View

OTHER

Above Average Condition • Building Restrictions • Cable Available • Fiber Available • Site Built Permitted • Survey • Underground Utilities • Utility Easement

Listing courtesy of Premier Sotheby's North Carolina

SCAN TO VIEW ONLINE
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