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Lot 25 Eagle Ridge Parkway, Butler, TN 37640

$199,000 · MLS #10001987 · www.brphomes.com/mls/10001987



2.88
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 2.88
Association Fee Frequency: Annually
HOA Fee: $1,500

City Taxes: $0
County Taxes: $1,164.12
Elementary School: Doe
Middle School: Johnson Co
High School: Johnson Co

Description

Discover a beautiful homesite in the gated Eagle Bay community overlooking Watauga Lake. This property offers expansive views of the lake's clear waters along with the surrounding Cherokee National Forest, creating a scenic and natural setting. Eagle Bay provides access to boat slips and a waterfront area, offering convenient opportunities to enjoy boating, fishing, and paddling. The community is designed to maintain its natural character and

long-term value. Located approximately 40 minutes from Johnson City and 45 minutes from Boone, the property offers access to regional amenities while maintaining a quiet setting. Nearby points of interest include Villa Nove Vineyards and Butler General Store & Mercantile. Community infrastructure includes established roads with underground utilities in place, including power, phone, and High-speed internet. This property presents an opportunity to build in a location that combines lake views, mountain surroundings, and access to outdoor recreation. Protective covenants and gated entry are in place to support the overall character of the community.

Features & Amenities

EXTERIOR

Lake Access • Mountain(s) View • Pasture View • Paved • Private Road • Residential • Water View • Will Not Divide

OTHER

Above Average Condition • Deed Restrictions • Plat • Underground Utilities • Utility Easement

Listing courtesy of Braswell Realty Inc. RM

SCAN TO VIEW ONLINE
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