Lot 24 Cowan Town Road, Butler, TN 37640

$270,000 · MLS #9981324 · brphomes.com/mls/9981324



4.72
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 4.72
Association Fee Frequency: Annually
HOA Fee: $2,400
City Taxes: $0
County Taxes: $1,691.20
Elementary School: Doe
Middle School: Johnson Co
High School: Johnson Co

Description

This is the one you've been waiting for. Lot 24 in Eagle Bay offers jaw-dropping, panoramic views of Watauga Lake both up and down the Watauga River — some of the best views in the entire community with 180-degree long range views. Spanning 4.72 acres, this homesite sits at the perfect elevation to capture long-range lake and mountain vistas, while still offering privacy, tree cover, a buildable footprint, and walking distance to the community dock and marina area. The lot already a septic permit approved for a 4-bedroom home, and there's no required timeframe to build, making it ideal for a future homesite, weekend getaway, or income-producing vacation rental. The lot is already partially cleared at the ideal spot for your homesite. Underground utilities, including high-speed fiber internet, are already at the road and homes are being built in the community as we speak. Eagle Bay is a gated lake-front community with excellent amenities: a private boat ramp, lakeside beach, picnic area, fire pits, and has boat slips available for lease ($3,600/year). HOA dues are $2400/year. Site-built or approved modular homes welcome (1,200 sq/ft minimum), Short-term rentals allowed, Horses

and ATVs permitted, Camping up to 7 days in a 30-day period. With paved roads and dramatic topography, this lot gives you the canvas to design a home that fully embraces the natural beauty of the Watauga Lake area. Whether you're catching sunrise through the trees or gazing at starlight reflected on the water, this is a homesite that delivers true mountain-lake living. Just 37 minutes to Boone, NC, and close to Elizabethton, Mountain City, skiing, hiking, fly fishing, and more. It's also just minutes to Villa Nove Vineyards and the new Tennessee Hills Distillery scheduled to open in fall 2025.

Contact your agent to schedule a private tour. Buyer/Buyer's Agent to verify all information.

Features & Amenities

EXTERIOR

2 Lane Road • Cleared Lot • Lake Access • Level • Lot/Tract • Mountain(s) View • Mountainous • Paved • Private Maintained Road • Private Road • Public Maintained Road • Residential • Rolling Slope • Sloped • Subdevelopment • Water View • Wooded

OTHER

Above Average Condition • Building Restrictions • Covenant • Deed Restrictions • Electricity Available • Fiber Available • Horses Permitted • Modular Permitted • Plat • Private Water • Septic Tank Sewer • Site Built Permitted • Survey • Underground Utilities • Utility Easement • Well Water

Listing courtesy of Fathom Realty

SCAN TO VIEW ONLINE
brphomes.com/mls/9981324