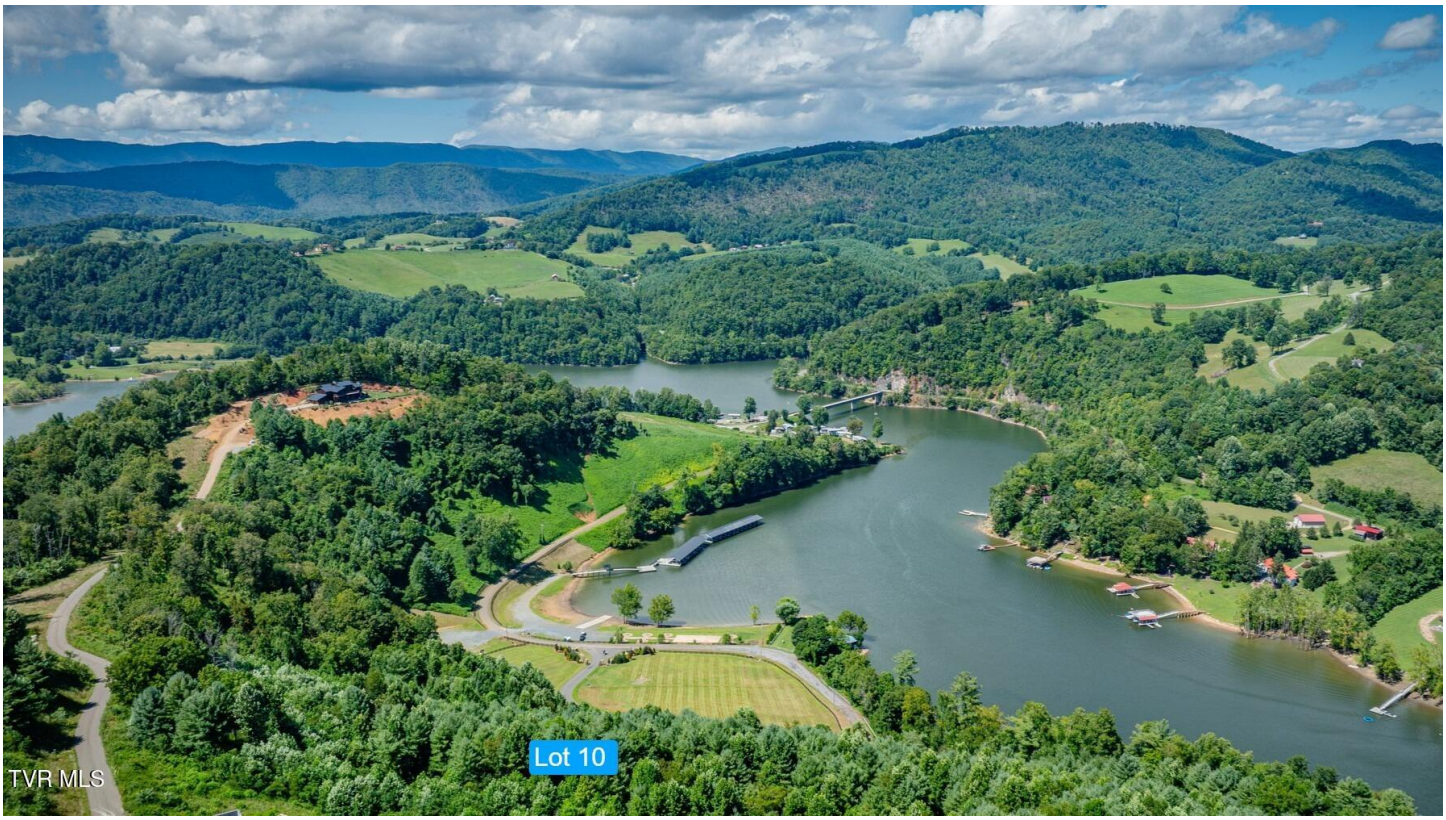
FOUND ON BRPHOMES.COM

# Lot 10 Cowan Town Road, Butler, TN 37640

**$108,000** · MLS #9984279 · brphomes.com/mls/9984279




**1.01**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 1.01
**Association Fee Frequency:** Annually
**HOA Fee:** $2,400

**City Taxes:** $0
**County Taxes:** $469.63
**Elementary School:** Doe
**Middle School:** Johnson Co
**High School:** Johnson Co

## Description

Discover the perfect canvas for your dream home on Lot 10 in the coveted Eagle Bay community with awesome views of Watauga Lake and just 500ft to the community marina, boat ramp, firepit, and picnic areas. This 1.01-acre wooded parcel offers long-range mountain and lake views in a gated lakefront community blending natural beauty with modern conveniences. With a variety of elevation choices, this lot lets you choose your home position for long-range views. Underground utilities, including high-speed fiber internet, are at the road, and new homes are already under construction in Eagle Bay--reserve your place and begin yours. Enjoy close proximity to Boone, NC for winter sports, and close access to Elizabethton, Mountain City, skiing, hiking, fly fishing, and more. Boat slips available for lease at $3,600/year. Minimal restrictions, 1,200 sqft, site-built or approved modular home. Short-term rentals, horses, ATVs, and camping (up to 7 days per 30-day period) are permitted. A well is needed for water, and several in the community have already been installed. HOA dues are $2400/year. *Buyers/Buyer's agent to verify all information.

elevation choices let you position for long-range views

## Features & Amenities

**EXTERIOR**

2 Lane Road • Lake Access • 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 • Underground Utilities • Utility Easement • Well Water

Listing courtesy of Fathom Realty

SCAN TO VIEW ONLINE
brphomes.com/mls/9984279