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# Lot 60 Cowan Town Road, Butler, TN 37640

**$142,900** · MLS #9994148 · brphomes.com/mls/9994148




**1.14**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 1.14
**Association Fee Frequency:** Annually
**HOA Fee:** $2,400
**City Taxes:** $0
**County Taxes:** $516.04
**Elementary School:** Doe
**Middle School:** Johnson Co
**High School:** Johnson Co

## Description

Some lots you have to imagine. This one, you just stand on. Lot 60 offers one of the most captivating views in Eagle Bay -- a spectacular cleared building site delivering unobstructed panoramic vistas of Watauga Lake and the surrounding

Appalachian Mountains. Sitting at 2,200+ feet elevation, this premium 1.14-acre homesite presents a wide, elevated panorama with a dramatic rock bluff framing the far shore and layered Blue Ridge foothills rolling endlessly beyond. Rolling green pastures and lakeside homes dot the opposite shoreline, giving the scene that rare East Tennessee signature of mountains, water, and pastoral farmland all in one frame. The neighboring marina sits just below, making lake access minutes-quick from your future front porch.

This cleared, build-ready homesite has already done the hard work for you. The thoughtfully cleared and graded terrain showcases multiple optimal home sites with varied topography -- from level areas to gentle rolling slopes -- allowing creative architectural placement that captures sunset and lake views off the front porch and serene mountain vistas off the back. The gentle-to-moderate slope is ideal for a walkout basement design or a tiered mountain home that captures the vista from every level. Paved community road frontage sits right at the lot line -- no long private driveway to build, no access questions to solve.

Already in place: cleared building site with multiple placement options, paved community-maintained road directly at the lot, underground utilities throughout Eagle Bay (no power lines in your view), and electricity and high-speed fiber internet at the lot.

Eagle Bay is a premier gated lakefront community offering residents exclusive amenities including a private marina with boat slips available for lease, private boat ramp access, a lakeside beach area with fire pits and picnic spots, and maintained paved roads throughout. Meticulously maintained with underground utilities and fiber internet, Eagle Bay delivers modern connectivity while preserving the natural mountain aesthetic. Built for people who want Watauga Lake as part of daily life -- one of the highest-elevation, clearest lakes in the TVA chain, surrounded by the Cherokee National Forest -- boating, paddleboarding, swimming, and world-class trout fishing on the Watauga tailwaters all start minutes from Lot 60.

Flexible building options: site-built and approved modular homes welcome (1,200 sq ft minimum). Horses and ATVs permitted. Short-term rentals allowed, making this an excellent investment opportunity as well as a primary residence, second home, or legacy family retreat.

Located in desirable Johnson County with world-class outdoor recreation at your doorstep: 8 minutes to Watauga Lake Mercantile Country Store & Restaurant, 10 minutes to Villa Nove Vineyards, 20 minutes to supermarkets and pharmacies in Mountain City, 30-40 minutes to Watauga Medical Center (UNC Health) in Boone, 35-40 minutes to Boone, NC for shopping, dining, and Appalachian State University, 38 minutes to Beech Mountain and Sugar Mountain ski resorts, and within 90 minutes of Johnson City, Tri-Cities Airport, Bristol Motor Speedway, the legendary Appalachian Trail, and the historic Virginia Creeper Trail. Tennessee offers no state income tax -- a meaningful advantage for retirees, remote workers, and second-home buyers.

Whether you're envisioning a luxury mountain estate, cozy lakeside cabin, or recreational retreat, this exceptional lot provides the perfect canvas. The cleared site eliminates the guesswork and expense of lot preparation while preserving the dramatic elevation and commanding views that make Eagle Bay so sought-after -- so you can focus on designing your dream home to maximize the stunning scenery.

Buyer/Buyer's Agent to verify all information.

## Features & Amenities

### EXTERIOR

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

### OTHER

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

Listing courtesy of Fathom Realty

SCAN TO VIEW ONLINE
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