Lot 11 Cowan Town Road, Butler, TN 37640

$187,000 · MLS #9994269 · brphomes.com/mls/9994269



4.37
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 4.37
Association Fee Frequency: Annually
HOA Fee: $2,400
City Taxes: $0
County Taxes: $1,593.96
Elementary School: Doe
Middle School: Johnson Co
High School: Johnson Co

Description

Breathtaking mountain and water views await on this exceptional 4.37-acre homesite in the prestigious gated Eagle Bay community on pristine Watauga Lake. Perched at over 2,200 feet in elevation with dramatic terrain rising from roughly 2,046 to 2,339 feet, this wooded parcel delivers the rare combination of generous acreage, true long-range mountain vistas, and deeded lake privileges -- all within one of Northeast Tennessee's most sought-after lakefront communities. From the gentle rolls and sloped sections of the lot, mature pines and hardwoods frame sweeping views of the surrounding Blue Ridge and Appalachian ridgelines, with Watauga Lake's beautiful water just beyond the tree line. The varied topography creates multiple excellent building sites and lends itself beautifully to a walk-out basement design, allowing your future home to capture panoramic mountain and lake views from multiple levels. Selective clearing will open even more dramatic sightlines while preserving the wooded mountain character that makes this setting so special. Eagle Bay is a premier gated community offering an exceptional lifestyle on Watauga Lake -- known for its 105-plus miles

of protected TVA shoreline and some of the cleanest water in the Southeast. Residents enjoy exclusive lake privileges with the community's own private boat ramp and community dock, where slips are available for lease -- no need to haul your boat or drive to a public marina. Thoughtful covenants protect property values and natural beauty, and the gated entrance ensures both security and exclusivity. The community features a mix of stunning mountain-modern and timber-frame homes, and paved private and public roads provide easy year-round access. Underground utilities preserve the unobstructed views, and high-speed fiber internet plus electricity are available at the road. Well and septic are required for development, and septic-suitable soils are present.

This property is ideal for a custom mountain home, timber-frame retreat, or modular build. Horses are permitted, camping on your lot is allowed, and short-term rentals are approved -- making this an outstanding investment opportunity as well as a personal retreat. Whether you envision a full-time residence, a weekend escape, a legacy family compound, or a revenue-generating vacation property, this lot delivers.

Location is everything, and Eagle Bay is positioned to deliver four-season recreation with urban conveniences within easy reach. You're within an hour of the Appalachian Trail, Virginia Creeper Trail, Cherokee National Forest, Roan Mountain State Park, Sugar Mountain and Beech Mountain skiing, plus charming Boone, NC and historic Mountain City, TN. Elizabethton is just down the road. Within 90 minutes you'll reach Johnson City, the Tri-Cities Regional Airport, Bristol Motor Speedway, and the full medical facilities at Johnson City Medical Center. Asheville, Knoxville, and the Great Smoky Mountains are all within comfortable day-trip distance.

Spring wildflowers, summer lake days, spectacular fall foliage, and quiet snowy winters with long mountain views -- this is four-season mountain living at its finest. Spectacular views, lake access, gated community amenities, and proximity to world-class outdoor recreation combine to make this one of the most compelling opportunities in the Watauga Lake region. Bring your builder and your vision. Homesites like this in established Watauga Lake communities are becoming increasingly rare.

Schedule your private showing today and walk the land -- you'll feel the magic the moment you arrive. Buyer and Buyer's Agent to verify all information.

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 • Private Water • Septic Tank Sewer • Site Built Permitted • Underground Utilities • Utility Easement • Well Water

Listing courtesy of Fathom Realty

SCAN TO VIEW ONLINE
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