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Tbd Cowan Town & Eagle Ridge Pkwy Road, Butler, TN 37640

$240,000 · MLS #9994941 · brphomes.com/mls/9994941



0.95
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 0.95
Association Fee Frequency: Annually
HOA Fee: $2,400
City Taxes: $0
County Taxes: $459.68
Elementary School: Doe
Middle School: Johnson Co
High School: Johnson Co

Description

Positioned within the gated Eagle Bay community overlooking Watauga Lake, Lot 16 on Eagle Ridge Parkway presents an increasingly rare opportunity to build a custom luxury lake home with both year-round water views and immediate proximity to lake access. Spanning approximately 0.95 acres, this cleared homesite offers a gently rolling contour that naturally accommodates a thoughtfully designed custom build with expansive windows, outdoor entertaining space, and

the potential for a walk-out lower level oriented toward the lake.

Unlike many mountain and lake lots where views come at the expense of accessibility, this property delivers both. Positioned directly across from community lake access and parking, owners enjoy convenient access to the water while still maintaining an elevated vantage point overlooking the lake and surrounding ridgelines. Eagle Bay owners also have access to lease boat slips through Eagle Bay Marina & Beach Club on a first come basis, further enhancing the lake lifestyle experience.

The community itself was designed to preserve both long-term value and architectural cohesion, featuring gated entry, paved private roads, underground-style infrastructure planning, and Architectural Control Committee oversight for quality construction standards. Short-term rentals are permitted within the subdivision, creating additional flexibility for second-home ownership or future income-producing potential.

Modern conveniences are already available at the road, including electric and fiber connectivity, an increasingly important feature for buyers seeking full-time living, remote work capability, or luxury vacation use. Private well and septic installation allow flexibility in tailoring the homesite and utility layout to the buyer's architectural vision.

Located less than an hour from both Johnson City and Boone, Eagle Bay places owners within easy reach of dining, shopping, ski destinations, hiking trails, and Appalachian High Country recreation while still offering the privacy and pace that continue to drive demand around Watauga Lake. Nearby outdoor attractions include boating, paddleboarding, fishing, and convenient access to the Appalachian Trail corridor.

For buyers seeking a build ready homesite with protected community standards, strong lifestyle appeal, and long term desirability in one of Northeast Tennessee's most scenic lake markets, Lot 16 offers a compelling foundation for a custom mountain & lake retreat.

Features & Amenities

EXTERIOR

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

OTHER

Above Average Condition • Aerial • Building Restrictions • Covenant • Electricity Available • Fiber Available • Modular Permitted • Plat • Private Water • Site Built Permitted

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
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