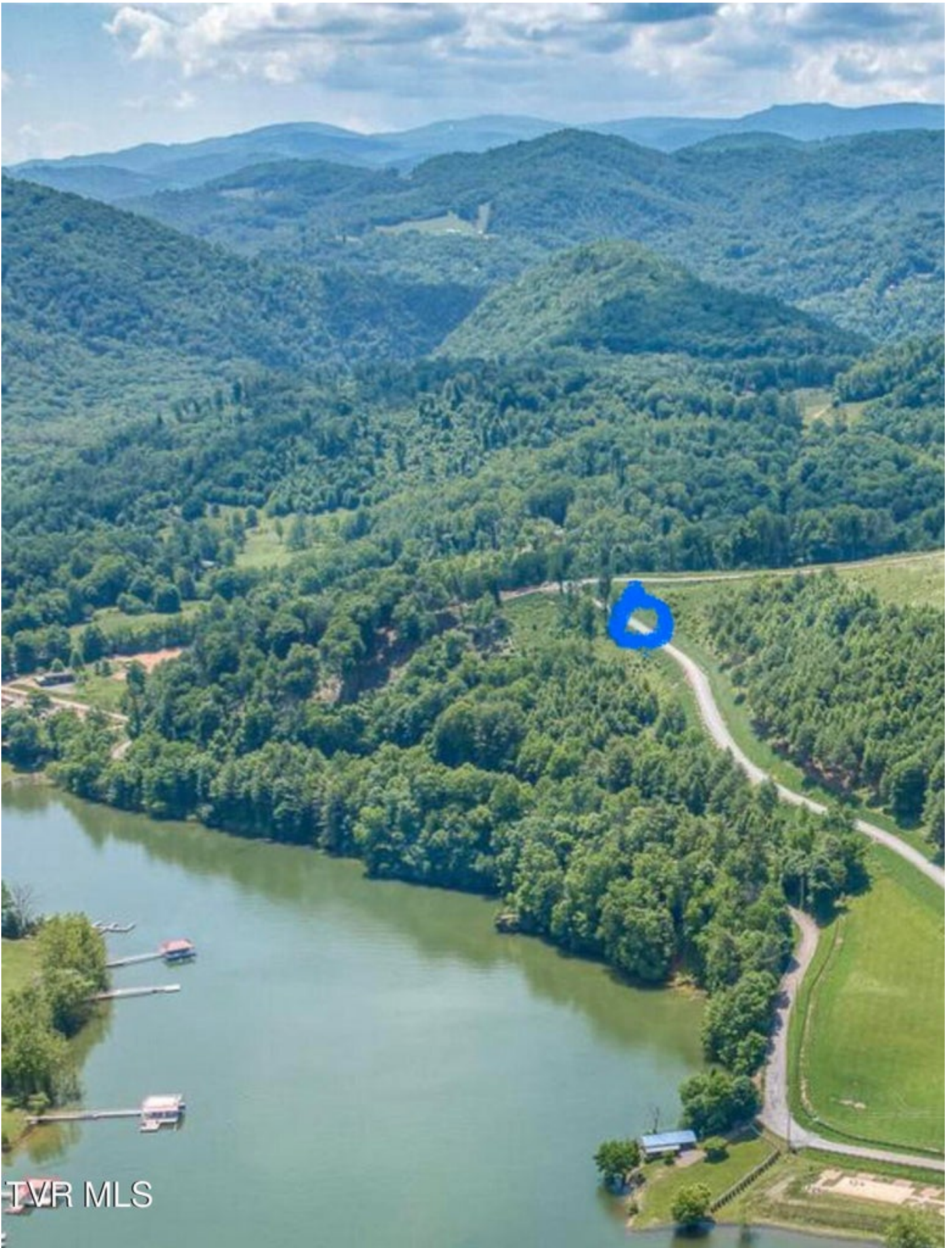


FOUND ON BRPHOMES.COM

# Lot 23 Cowan Town Road, Butler, TN 37640

**\$225,000** · MLS #9994711 · [brphomes.com/mls/9994711](https://brphomes.com/mls/9994711)



TVR MLS

**2.85**

ACRES

## Property Facts

**Property Type:** Land

**Status:** Active

**Lot Acreage:** 2.85

**Association Fee Frequency:** Annually

**HOA Fee:** \$1,600

**City Taxes:** \$0

**County Taxes:** \$1,000

**Elementary School:** Doe

**Middle School:** Johnson Co

**High School:** Johnson Co

## Description

Welcome to Eagles Bay at Watauga Lake! Breathtaking mountain and lake views await on this exceptional 2.85-acre homesite in the prestigious gated Eagle Bay community on pristine Watauga Lake. At 2,000 feet in elevation, the 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. Boat Slip is optional, Beach area for the subdivision. Perfect place to canoe, kayaks, or put your boat in if you decide the boat slip is not for you. The views are pretty amazing, and you literally walk down to the water or ride your golf cart. Parking areas for guests or RVs for a short time. Near the water, beach area, BBQ area, boat slip/docks are available, overlooking Watauga Lake. A soil test was done

## Features & Amenities

### EXTERIOR

Lake Access • Level • Lot/Tract • Mountain(s) View • Paved • Private Road • Residential • Rolling Slope • Terrace • Vineyard View • Water View

### OTHER

Aerial • Average Condition • Deed Restrictions • Electricity Available • Plat • Septic Tank Sewer • Well Water

Listing courtesy of Lake Homes Realty Smithville



SCAN TO VIEW ONLINE  
[brphomes.com/mls/9994711](https://brphomes.com/mls/9994711)