FOUND ON BRPHOMES.COM

Lot 30 Eagle Ridge Parkway, Butler, TN 37640

$110,000 · MLS #9996527 · brphomes.com/mls/9996527



3.32
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 3.32
Association Fee Frequency: Annually
HOA Fee: $2,400

City Taxes: $0
County Taxes: $1,299
Elementary School: Doe
Middle School: Johnson Co
High School: Johnson Co

Description

Eagle Bay offers community access to Watauga Lake, 3.23 + / - acres, lot 30, access from Eagle Bay & Build your mountain-lake retreat in Eagle Bay, a gated Watauga Lake community offering exceptional amenities and convenient access to the High Country. Lot 30 encompasses approximately 3.23± acres with elevations reaching approximately 2,300 feet and features access from both Eagle Bay and a secondary entrance off Green Road. Community restrictions require a minimum 1,200 square foot residence with at least 800 square feet on the main level. Eagle Bay owners enjoy common area access to Watauga Lake, including a concrete boat ramp, lakeside recreation areas, fire pits, and the

opportunity to lease covered boat slips for an additional fee. The community is known for its lake access, mountain views, underground utilities, and short drive to outdoor recreation. Nearby attractions include the Mercantile, Villa Nove Vineyards, and Doe Mountain Recreation Area, offering miles of ATV and outdoor adventure opportunities. Conveniently located between Mountain City, Johnson City, Boone, Banner Elk, and the ski slopes of Beech Mountain Resort and Sugar Mountain Resort. Whether you're planning a full-time residence, vacation home, or investment property, this homesite offers the opportunity to enjoy East Tennessee mountain and lake living. Subject to HOA guidelines and annual fees of $2,400.

Features & Amenities

EXTERIOR

Lake Access • Mountain(s) View • Paved • Private Road • Subdevelopment

OTHER

Average Condition • Deed Restrictions • Electricity Available • Plat • Site Built Permitted • Underground Utilities • Utility Easement

Listing courtesy of Blue Ridge Realty & Investments

SCAN TO VIEW ONLINE
brphomes.com/mls/9996527