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Lot 40 Cowan Town Road, Butler, TN 37640

$109,000 · MLS #9996800 · brphomes.com/mls/9996800



4.43
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 4.43
Association Fee Frequency: Monthly
HOA Fee: $200
City Taxes: $0
County Taxes: $804.99
Elementary School: Little Milligan
Middle School: Johnson Co
High School: Johnson Co

Description

TUSCANEE IN TENNESSEE !!! Come for the Views And the Air... Visit Villa Nove for a Glass of Wine and Take In The Mountain Vistas !!! EAGLE BAY ON WATAUGA LAKE !!! Build your dream home on this Supreme beautiful 4.43 ACRE

lot. With a little clearing of the Light Brush, this Lot is ready to build on. The lot offers privacy and with woods there will be plenty of wild life at your back door. This beautiful Lot has a south facing gentle slope with beautiful views to the Southern mountains. Launch your boat into beautiful Watauga Lake right from the common area which is apart of the HOA. $200 / month. Enjoy a game of volleyball, or have a picnic by the water. Watauga Lake is one of the top 3 cleanest lakes on the East Coast. WATCH THE VIDEO ** There are currently seven Waterfront Group communities contributing to the Watauga Lake Sporting Club, which will feature four pickleball courts, a half-court basketball court, and an all-purpose field. In addition, members have access to the Eagle Bay Beach Club, the Eagle Bay boat launch, and boat storage space. The estimated completion date for the Sporting Club is spring/summer 2026. The Watauga Lake Mercantile Store is opened back up and the Kitchen is open for business. Have to have cooking staples, the Mercantile will serve you well. The Watauga Lake Winery will remain closed for a little while longer, but Villa Nove is open for business.; A Perfect Resort for Year round visits and Living. ALSO Available for a Fee is the Boat Dock Slips to Moor your boat. Boat Slips are optional to Owners. Buyer(s) and Buyer(s) agent to verify all information.

Features & Amenities

EXTERIOR

Lake Access • Level • Mountain(s) View • Paved • Private Maintained Road • Private Road • Residential • Resort/Vacation • Wooded

OTHER

Above Average Condition • Aerial • Building Restrictions • Electricity Available • Plat • Private Sewer • Private Water • Site Built Permitted

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
brphomes.com/mls/9996800