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35 Cowan Town Road 35, Butler, TN 37640

$89,000 · MLS #10000340 · brphomes.com/mls/10000340

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2.78
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 2.78
Association Fee Frequency: Annually
HOA Fee: $2,400
City Taxes: $0
County Taxes: $1,125.44
Elementary School: Doe
Middle School: Johnson Co
High School: Johnson Co

Description

Discover an exceptional opportunity to build your dream mountain-lake retreat in the desirable gated community of Eagle Bay on beautiful Watauga Lake. Offering approximately 2.78 acres of mostly flat, usable land, this property stands out as a rare find in the mountains of Northeast Tennessee, providing a more convenient and versatile setting for designing and building your future home.

Ideally positioned near the end of a cul-de-sac, the property offers a peaceful setting with minimal through traffic while still providing convenient access to all that Eagle Bay has to offer. Whether you're envisioning a full-time residence, relaxing lake getaway, or investment property, this spacious homesite gives you room to create something truly special.

Eagle Bay residents enjoy access to the community's impressive lake amenities, including a private boat ramp, marina area with boat slips available for lease, lakeside beach, picnic areas, and fire pits--making it easy to spend your days boating, kayaking, fishing, or simply enjoying the beauty of Watauga Lake.

The community features paved roads along with underground utilities and fiber internet availability, combining the serenity of mountain living with modern-day convenience. Short-term rentals are permitted within the community, adding flexibility for buyers looking for both personal enjoyment and investment potential.

Surrounded by the natural beauty of Watauga Lake and the Cherokee National Forest, Eagle Bay offers easy access to hiking, boating, fishing, nearby wineries, the Appalachian Trail, and the ski slopes of Western North Carolina. Boone, NC and Johnson City, TN are also within convenient driving distance for shopping, dining, entertainment, and additional amenities.

With 2.78 acres, a flat and highly usable building site, a quiet location near a cul-de-sac, and access to one of Watauga Lake's premier gated communities, this property offers a combination that can be difficult to find in the mountains.

Bring your house plans and start creating your own piece of East Tennessee paradise at Eagle Bay on Watauga Lake.

Buyer/Buyer's Agent to verify all information.

Features & Amenities

EXTERIOR

Lake Access • Level • Mountain(s) View • Paved • Sloped • Subdevelopment • Wooded

OTHER

Average Condition • Building Restrictions • Covenant • Electricity Available • Plat • Underground Utilities

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SCAN TO VIEW ONLINE
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