

# Lot 25 Eagle Ridge Parkway, Butler, TN 37640

\$199,000 · MLS #10001987 · [brphomes.com/mls/10001987](https://brphomes.com/mls/10001987)



TVR MLS

2.88  
ACRES

## Property Facts

**Property Type:** Land

**Status:** Active

**Lot Acreage:** 2.88

**Association Fee Frequency:** Annually

**HOA Fee:** \$1,500

**City Taxes:** \$0

**County Taxes:** \$1,164.12

**Elementary School:** Doe

**Middle School:** Johnson Co

**High School:** Johnson Co

## Description

Discover a beautiful homesite in the gated Eagle Bay community overlooking Watauga Lake. This property offers expansive views of the lake's clear waters along with the surrounding Cherokee National Forest, creating a scenic and natural setting. Eagle Bay provides access to boat slips and a waterfront area, offering convenient opportunities to enjoy boating, fishing, and paddling. The community is designed to maintain its natural character and

long-term value. Located approximately 40 minutes from Johnson City and 45 minutes from Boone, the property offers access to regional amenities while maintaining a quiet setting. Nearby points of interest include Villa Nove Vineyards and Butler General Store & Mercantile. Community infrastructure includes established roads with underground utilities in place, including power, phone, and High-speed internet. This property presents an opportunity to build in a location that combines lake views, mountain surroundings, and access to outdoor recreation. Protective covenants and gated entry are in place to support the overall character of the community.

## Features & Amenities

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**EXTERIOR**

Lake Access • Mountain(s) View • Pasture View • Paved • Private Road • Residential • Water View • Will Not Divide

**OTHER**

Above Average Condition • Deed Restrictions • Plat • Underground Utilities • Utility Easement

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Listing courtesy of Braswell Realty Inc. RM



SCAN TO VIEW ONLINE  
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