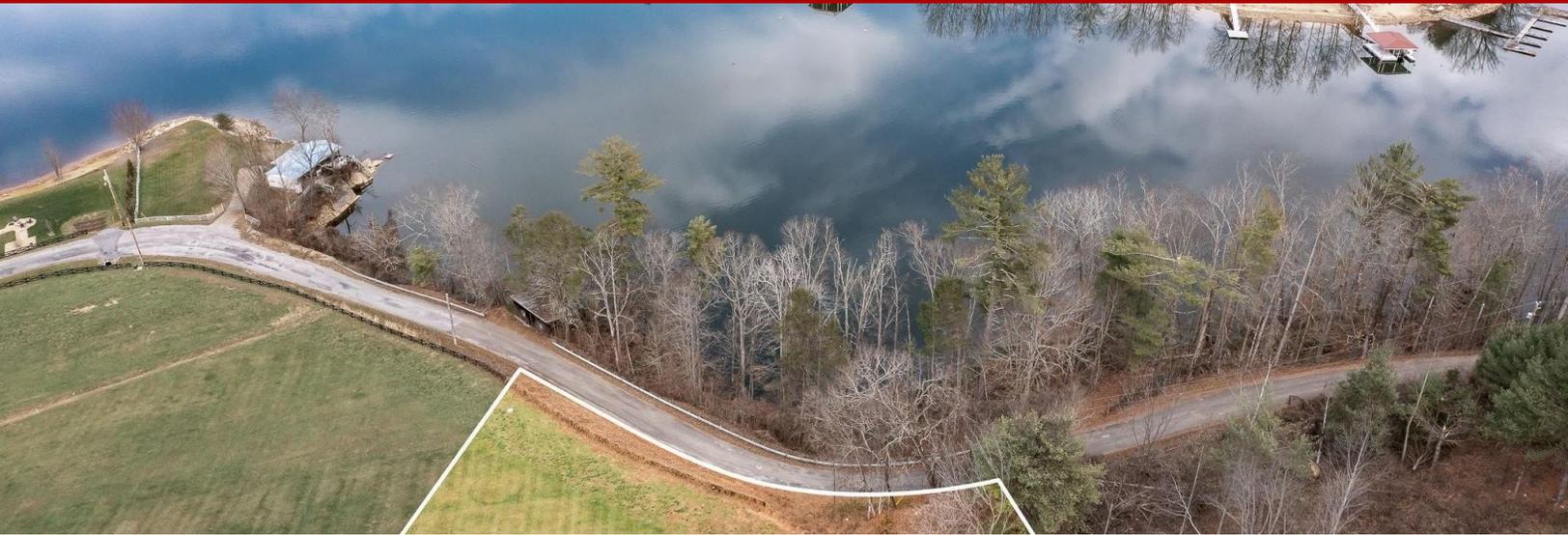


Land - Butler, TN



18 Cowan Town Road, Butler, TN, 37640

Offered at \$280,000

WOW! Away from the hustle and bustle of town, absolute privacy and tranquility awaits you in this small, gated community, Watauga Lake's newest and most premier subdivision! Offering .97 acres, this property is a wide-open blank canvas waiting for a Buyer with a vision to build the mountain lake home of their dreams! The Waterfront Group, owner of The Lodges at Eagles Nest, a 1,700-acre gated community near Banner Elk, is the developer of this prestigious project. Community offers underground utilities and a marina across the street from the entrance. This lot boasts an Ideal location, within walking distance (or an even shorter golf cart drive) to the private marina with covered boat slips, a boat ramp, community fire pits and grills, and picnic tables. Enjoy views of the mountains AND the water of Watauga Lake. Watauga Lake's surface covers 10.05 square miles, has 104.9 miles of shoreline, and only 47 miles of shoreline are privately owned, preserving the natural beauty of one of the region's most revered reservoirs. From late April to the end of August the fishing on Watauga Lake can be world class. 7-min drive to Watauga Lake Winery, a former 5 room schoolhouse. 7-min drive to Watauga Lake Mercantile (bait, tackle, hot meals, souvenirs, and groceries). 8-min drive to Villa Nove Farm & Vineyard. Fly your own plane into Johnson County airport, and then make a 19-min drive to your dream home. Only 35 minutes from Boone NC and 60 minutes from Johnson City TN. All information deemed reliable. Buyers / buyer agents to verify all information.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

0.97 acre (lot size)

Built: Unknown year



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All information deemed reliable but not guaranteed. If your property is currently listed this is not meant as a solicitation.

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