# LOT 58 EAGLE BAY PARKWAY

BUTLER, TN 37640 | MLS #: 9958912

**$219,900** |

View Online: http://lot58eaglebay.homeis4sale.com
For Instant Photos: Text 710319 To 415-877-1411

Lot 58 at Eagle Bay offers breathtaking views of Watauga Lake as well as long range mountain views. This spectacular 1.29-acre lot is within walking distance to your private lake access at the community beach/marina area. Boat slips are available for lease.

The property's layout is ideal for constructing a dream home at the top and is gradually sloped as to ensure spectacular views even as neighboring homes are built. Septic has already been evaluated and approved for a 3 bedroom home. Eagle Bay is a gated community with underground utilities for both electric and high-speed fiber internet. The community enjoys a boat ramp, picnic, beach, and fire pit areas for your entertaining and relaxing. Just 37 minutes to Boone NC for great activities and skiing in the winter.

The HOA fee is $1500/yr, boat slip leases are $3600/yr. A minimum 1200 sq/ft home protects your investment in and allows for site-built or approved modular homes, horses...

## AGENT INFORMATION

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Buyers and buyers' agents are responsible for verifying all information.