

# Eagle Shore Estate

28.00 Acres | Stewart County, TN | \$6,995,000



HAYDEN  OUTDOORS.



# Eagle Shore Estate

TOTAL ACRES:

28.00

PRICE:

\$6,995,000

COUNTY:

Stewart County

CLOSEST TOWN:

Dover, TN

*Presented by*



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### **Property Summary**

Welcome to Eagle Shore Estate, where luxury meets recreation on the east shore of Kentucky Lake. This stunning waterfront paradise is 28+/- acres and offers approximately 6,000 sq ft of refined living space with premium finishes, fireplaces, and spa-like amenities designed for ultimate comfort and enjoyment. Manicured grounds, a private pebble beach, a concrete boat launch, and a multi-slip dock system complete this exceptional lakefront retreat.





## Activities & Amenities

Beach Access  
Boat Lift/Boat Slip  
Boating/Sailing/Rafting  
Deep Water Access  
Development Potential  
Dock/Pier  
Fishing  
House/Cabin  
Hunting - Big Game & Turkey  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Water Access/Water View/Waterfront  
Wooded

## Land Details

Address: 572 Eagle Shore Drive,  
Dover, Tennessee 37058, USA  
Closest Town: Dover  
Total Acres: 28.00  
Deeded Acres: 28.00  
Zoning: Res  
Elevation: 400  
Topography: Level, gentle rolling  
Vegetation: Wooded, grass  
Irrigated Acres: 2  
Estimated Taxes: \$6,969.91 - 2025  
Source of lot size: Survey

## Building Details

Homes: 1—Custom Premium Build  
Style of Home(s): Custom Built Waterfront Estate  
Finished Sq. Ft.: 6,000  
Stories: 2  
Bedrooms: 6  
Full Bathrooms: 4 | Half Bathrooms: 1  
Basement: None  
Parking Types: Attached Garage & Driveway  
Total # of Spaces: 10  
Outbuildings: 1  
Types of Outbuildings: Pole Barn  
Other Improvements: Concrete Boat  
Launch, Multi-slip Dock  
Fence Type: Wood  
Cooling Systems: Forced Air Cooling  
Heating Systems: Fireplace & Forced Air  
Foundations: Crawlspac for house,  
Concrete for pole barn  
Waterfront Features: Private beach, amazing waterfront  
views, private multi-slip dock and concrete boat launch  
Exterior Features: Brick exterior  
Appliances: Dishwasher, Garbage Disposal,  
Dryer, Refrigerator, Hot Water Heater,  
Microwave, Oven, Stainless Steel, Washer  
Flooring: Carpet, Hardwood & Tile  
Siding: Brick | Roofing: Asphalt  
View: Lake, Private, Scenic, Water, Wooded





## Land

Ease through a private gated entrance lined with majestic hardwood trees leading to a stately residence with over a half mile of water frontage providing direct access to deep water with a private concrete boat launch and multi-slip dock system. Experience unrivaled privacy and luxury with this truly exceptional estate nestled along the peaceful east shore of Kentucky Lake.

The private, peninsula-like seclusion provides the ideal retreat for those seeking waterfront tranquility, while still enjoying access to nearby conveniences including marinas, and dining. Enjoy this stunning park-like landscape loaded with mature white oak trees meticulously managed with breathtaking million-dollar waterfront views and amazing sunsets. Whether it's boating, kayaking, fishing, summertime water sports, or sunset cruises, limitless outdoor recreation awaits.

Experience the wonder of nature as a majestic pair of bald eagles, known to mate for life, reside on the property in a towering nest overlooking the water. From this peaceful waterfront sanctuary, witness their timeless ritual — the careful tending of the nest, the tender care of newly hatched eaglets each spring, and the powerful display of devotion as they soar together above Kentucky Lake. It's a daily breathtaking reminder of nature's beauty and the enduring bond of these iconic American symbols, unfolding right from your own private paradise.

- **Family Compound or Development Potential:** Five additional estate lots have been thoughtfully surveyed, complete with preliminary soil testing, offering flexibility for extended family residences, guest homes, or future development.
- **Ample Green Space:** Several acres of preserved green space provide privacy, scenic beauty, and recreational opportunities while maintaining a natural estate feel.
- **Safe and Attractive Utilities:** Underground electrical service ensures a clean, uncluttered aesthetic and added safety for family or guests.







## Improvements

Spanning approximately 6,000 finished square feet, the 6-bedroom, 4.5-bath waterfront estate showcases premium Marvin windows and doors overlooking the lake, custom oak flooring, and premium trim finishes throughout.

The gourmet kitchen is equipped with new KitchenAid Professional stainless appliances, and high-end custom cabinetry. The great room boasts two majestic and newly refurbished full masonry fireplaces complete with propane starters, offering the sights, sounds and cozy warmth, while Jacuzzi tubs in each primary suite provide spa-like comfort.

Thoughtful smart home touches include automated window treatments (Norman wood shutters and Alta programmable blinds), fiber high-speed internet for WiFi. Brand new AC units throughout with individual climate control in each bedroom suite. Professional water treatment system complete with tankless on-demand hot water. The four-stall attached epoxy-finished garage space provides ample parking and storage.

## Interior Features

- Approximately 6000 finished square feet estate home
- 6 bedrooms, 4 full bathrooms and one half bath
- New KitchenAid Professional stainless steel appliances
- New whole-house water softener and advanced water treatment system
- New air conditioning units, including six individual room units plus main home system
- New tankless water heater for on-demand hot water
- Fiber high speed internet service for WiFi
- Newly installed waterfront facing doors and windows replaced with premium Marvin products that magically make it feel as though the outdoors is coming inside
- Automated window treatments:
  - Upper level – remote controlled Norman wood shutters
  - Lower level – Alta Blinds with programmable timer for daily open/close
- Jacuzzi tubs in each primary bedroom suite
- 4 stall garage space with finished epoxy coated floors











### Exterior Features

- Over 2 acres of manicured, irrigated lawn area with professional landscaping
- Private pebble-covered shoreline beach offering a natural waterfront setting
- Custom retaining wall, shoreline fire pit, and hammock area for outdoor relaxation
- New expansive Trex composite decking with integrated LED lighting in posts
- New architectural roof
- Two indoor full masonry fireplaces with propane starters, plus two outdoor fireplaces. Newly refurbished with new caps, flashing and masonry
- Hot tub jacuzzi overlooking the lakefront
- New fully encapsulated crawlspace with three dehumidifiers maintaining 50% humidity year-round
- Robust private well producing 24 gallons per minute, also feeding the irrigation system
- New septic system

### Waterfront Features

Enjoy direct access to Kentucky Lake via beautifully landscaped steps down to your very own private beach, plus a concrete boat launch and a multi-slip covered dock system featuring:

- Two covered boat slips with Hydro-lift systems
- Drive-on jet ski ports
- Swim platform
- Full electric and water service

Relax in the lakefront hot tub, enjoy fireside evenings, or entertain guests from your expansive waterfront deck—all designed to make the most of this rare and luxurious lakefront retreat.







### Pole Barn

Conveniently located on the off-water portion of the property

- 36×60 with 4 overhead bay doors, including a pull-through bay
- Concrete flooring and new roof
- Designed for boats, vehicles, and or equipment storage

### Recreation

Exceptional recreation begins at your doorstep with this stunning Kentucky Lake waterfront estate. From morning fishing and summer water sports to sunset fireside gatherings, the property is designed for effortless lake living, complete with a private concrete boat ramp and covered multi-slip dock. Enjoy world-class bass fishing, boating, and kayaking just steps from home.

Beyond the shoreline lies the 170,000-acre Land Between the Lakes National Recreation Area, offering miles of trails, abundant wildlife, scenic drives, campgrounds, beaches, and iconic attractions like the Elk & Bison Prairie. Nearby Big Sandy National Wildlife Refuge provides peaceful backwaters, rich biodiversity, and premier fishing and hunting opportunities. A short boat ride away, Paris Landing State Park and Lodge features a full-service marina, waterfront dining, beach, golf course, and panoramic lake views—rounding out an unmatched lakeside lifestyle defined by natural beauty, recreation, and refined relaxation.

### Region & Climate

Nestled in northwest Tennessee on the shores of Kentucky Lake, this magical area offers the perfect blend of small-town charm and natural beauty. This peaceful region is known for its rolling countryside, scenic waterways, and rich outdoor heritage, providing a tranquil retreat while still being just a short drive from the vast amenities of Dover and Paris, Tennessee.

The climate is mild and four-season, with warm summers, crisp autumns, and mild winters that allow for year-round outdoor recreation. Spring brings vibrant blooms and lush greenery, while fall paints the landscape in brilliant colors. With its comfortable weather and abundant sunshine, the Kentucky Lake area is ideal for boating, fishing, hunting, hiking, and enjoying nature's beauty every single day of the year.







## Location

Located between Dover and Paris in northwest Tennessee along the eastern shoreline of the recreational paradise of Kentucky Lake. Experience unrivaled privacy and seclusion with proximity to marinas, small-town amenities, and major routes connecting to Nashville and Memphis.

- 2 miles by boat for lunch or dinner at the new waterfront Lodge at Paris Landing
- 20 minutes to Dover, TN
- 20 minutes to the Lodge at Paris Landing restaurant
- 20 minutes to Land Between The Lakes National Park
- 20 minutes to the Paris Landing State Park
- 35 minutes to Paris, TN
- 2 hours to Nashville, TN



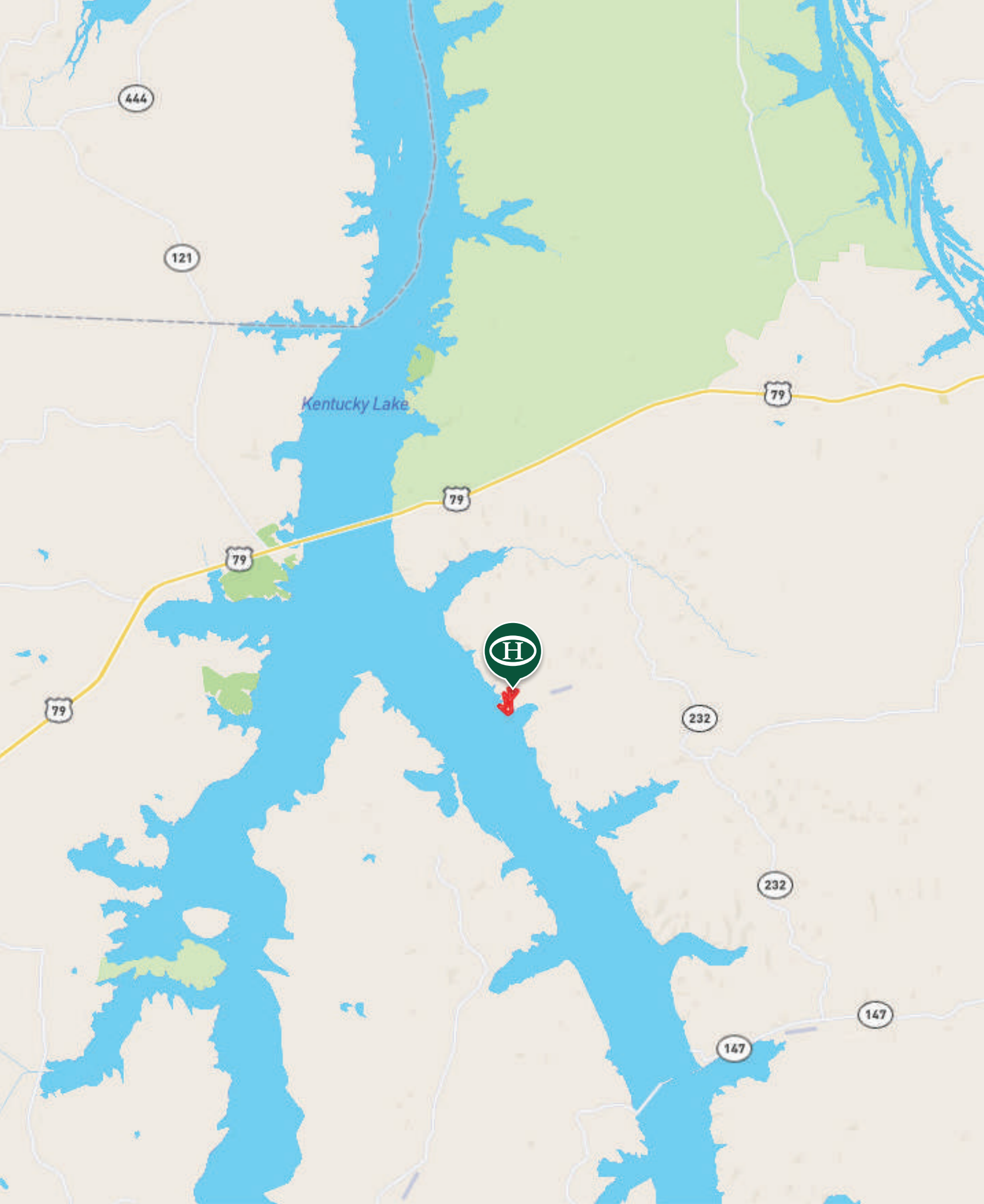














## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

### **Hayden Outdoors Real Estate**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

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