124 Cross Community Road, Bristol, TN 37620

$3,750,000 · MLS #9957735 · 9 bed / 10.5 bath · www.brphomes.com/mls/9957735



9	10.5	13,827	1996	11.73
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1996
Lot Acreage: 11.73
Fireplaces: 5
Above Grade Sq Ft: 10,986
Lot Dimensions: 11.73

City Taxes: $0
County Taxes: $8,068.59
Basement Sq Ft: 2,998
Garage Sq Ft: 4,868
Garage Spaces: 12
Elementary School: Holston
Middle School: Sullivan Central Middle
High School: West Ridge

Description

THIS IS HUGE! SELLER IS OFFERING A $500,000 UPDATE ALLOWANCE AT CLOSING! A truly extraordinary opportunity awaits at this exceptional luxury estate featuring two homes situated on approximately 12 acres of

meticulously landscaped grounds.
The main residence showcases refined craftsmanship and timeless sophistication throughout. Built by the Seller as his personal home means no detail was overlooked. A grand entry welcomes you into expansive living spaces, walls of windows that fill the home with natural light. The gourmet chef's kitchen is a culinary masterpiece, featuring premium appliances, custom cabinetry, and an oversized island designed for everyday use or effortless entertaining. The primary suite features a spa-inspired bath, an expansive walk-in closet, and a cozy sitting or reading alcove. Additional bedrooms and a lower-level apartment create multiple and flexible living spaces for family and guests alike. Completing the estate are detached garages, a fitness center, tennis courts that could be easily converted for pickleball, a spectacular resort-style pool and pool house, and an incredible two-story heated and cooled bus garage with ample space for RVs, collector vehicles, lawn equipment, hobbies, and more.
The fully independent second residence has its own private gated entrance, 3 bedrooms, 2 baths, formal dining room, kitchen/great room area. It offers outstanding flexibility as a guest house, private office, studio, in-law residence, or a rental.
One of the estate's most valuable and unique features is that the guest house sits on its own separately surveyed parcel. This provides a rare opportunity for a future owner to potentially sell the guest house separately, creating the possibility of substantially offsetting the purchase price and recapturing a significant portion of the initial cash investment while continuing to enjoy the main estate. Opportunities like this are exceptionally rare in luxury real estate.
With the added benefit of a $500,000 seller update allowance at closing, you have the rare opportunity to customize the property to your style or maybe even use it for a downpayment.
For buyers seeking even greater potential, the estate's dual-residence design and picturesque setting create endless possibilities. Whether envisioned as a private family compound, an executive retreat, a boutique event venue for weddings and special occasions (subject to local approvals), or an income-producing property, this estate offers unmatched flexibility.
This is far more than a luxury home, it's a lifestyle investment offering elegance, flexibility, income potential, and exceptional long-term value. Properties offering this combination of luxury, acreage, multiple residences, business potential, and the ability to leverage a separately surveyed second home are truly one of a kind.

Features & Amenities

INTERIOR

2nd Kitchen • Apartment • Bar • Block Basement • Bonus Room • Breakfast • Built-In Electric Oven • Built-in Features • Carpet Flooring • Ceiling Fan(s) • Central Air • Central Vac (Plumbed) • Central Vacuum • Ceramic Tile Flooring • Concrete Basement • Convection Oven • Custom Walls • Dishwasher • Double Oven • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Heating • Entrance Foyer • Exterior Entry Basement • Finished Basement • Fireplace Heating • French Doors • Gas Log Fireplace • Gas Range • Generator • Granite Counters • Great Room Fireplace • Hardwood Flooring • Heat Pump • Heated Basement • In Law Suite • Insulated Windows • Intercom • Interior Entry Basement • Kitchen Fireplace • Kitchen Island • Kitchen/Dining Combo • Laundry • Library • Living Room Fireplace • Marble Counters • Media Room • Microwave • Natural Gas Heating • Outdoor Fireplace • Pantry • Partial Floor Attic • Plaster Walls • Plumbed Basement • Primary Bathroom • Primary Bedroom • Primary Bedroom Fireplace • Pull Down Stairs Attic • Recreation Room • Refrigerator • Secured Garage/Parking • Security Gate • Security System • Security System Owned • Sitting • Smoke Detector(s) • Soaking Tub • Stone Flooring • Tile Flooring • Two-Level • Utility Room • Utility Sink • Walk-In Closet(s) • Walk-Out Access Basement • Washer Hookup • Water Softener • Window Treatments • Wired for Sec Sys

EXTERIOR

Asphalt Roof • Attached • Block Foundation • Cabana • Circular Driveway • Cleared Lot • Concrete Driveway • Concrete Perimeter Foundation • Covered Porch/Patio • Creek/Stream View • Deck • Detached • Driveway • Fitness Center • Front Patio • Full Fencing • Garage Door Opener • Garage(s) • Garden • Golf Course • Golf Course View • Guest House • Heated • In Ground • Landscaping • Level Lot • Metal Siding Exterior • Mountain(s) View • Outbuilding • Parking Pad • Parking Spaces • Patio • Pergola • Playground • Pool • Pool House • Porch • Privacy Fencing • Rear Patio • Rear Porch • Rolling Slope Lot • RV Parking • Sauna • Second Garage • Second Residence • Shed(s) • Sidewalks • Stone Veneer Exterior • Storage • Stucco Exterior • Synthetic Stucco Exterior • Tennis Court(s) • Terrace • Vinyl Siding Exterior

OTHER

Above Average Condition • Cable Connected • Public Water • Rec Right of Way Easements • Septic Tank Sewer

Listing courtesy of Prestige Homes of the Tri Cities, Inc.

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9957735