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317 Handy Lane, Rogersville, TN 37857

$766,000 · MLS #9986964 · 2 bed / 2 bath · www.brphomes.com/mls/9986964



2	2	1,940	2010	48.15
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2010
Lot Acreage: 48.15
Fireplaces: 1
Above Grade Sq Ft: 1,940
Lot Dimensions: 2,097,406

City Taxes: $0
County Taxes: $2,657.42
Basement Sq Ft: 0
Garage Sq Ft: 2,293
Garage Spaces: 2
Elementary School: St Clair
Middle School: Bulls Gap
High School: Cherokee

Description

TENNESSEE COUNTRY LIVING with OPEN CONCEPT FAMILY ROOM with this brick, ranch-style, SINGLE-FAMILY RESIDENCE near Rogersville, TN, Built on 48 ACRES of pasture, crop and wooded land.

TWO APARTMENT UNITS (337 Handy Lane) over a detached garage for potential rental income revenue. Apartments may be converted for family residence.

Bring your chickens, goats, horses and pets to this GREENBELT gem, secluded six miles from Rogersville, towards Bull Gap, in Hawkins County, Tennessee. Enjoy painterly views of rolling pasture land in the foreground and distant mountains in the background from the two porches. Land is abundant with rich soil for gardens of any size. Hay has been cultivated for additional income. • 419 ft ROAD FRONTAGE at wooded area may be subdivided. See PHOTO GALLERY for full presentation.

CUSTOM BUILT HOUSE of 1940 sq-ft features two bedrooms, bonus room for office or hobbies; open concept living, dining and kitchen area, with hand-built stone fireplace. Spacious bedrooms including master en suite with walk-in tiled shower. plus a 435 sq-ft, two-car attached garage just off the kitchen, and two decks for outdoor life. Square-footage measures taken with CubiCasa floor plan program.

APARTMENTS: Property includes two private apartments (DETACHED GARAGE: 929 SQ-FT, 465 SQ-FT each) over a 929 sq-ft detached garage; each has one bedroom, one bathroom, kitchen, living, dining area, balcony deck, stairs and parking. Appliances for apartments convey. Gross annual rental income of $18,000 covers utilities, taxes & insurance. Move-out notice of 60 days is recommended if Buyer dissolves tenancies. The detached two-car garage, under the apartments, is for vehicles, workshop or storage.

LAND: 48.15± acres is mixed with 30± pasture acres and 16± wooded acres. Greenbelt status needs to be applied and registered by Buyer to continue. Surveyed 2022.04.06 for current owner. Deeded driveway easement is granted to neighbor at the end of Handy Lane. Ag structures: pole barn 20X24 (1961); attached shed 10X24 (1961). 419 FEET of wooded road frontage on HECK TOWN RD.
BUYER is responsible for all inspections, condition of structures and systems, and measurements, including survey and GREENBELT continuance. Measures taken with CubiCasa program. SEE VIRTUAL TOUR ##.%

Features & Amenities

INTERIOR

Crawl Opening Attic • Crawl Space Foundation • Double Pane Windows • Dryer • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Range • Flue Fireplace • Garage Apartment • Hardwood Flooring • Heat Pump • Laminate Counters • Laundry • Living Room Fireplace • Masonry Fireplace • Microwave • One-Level • Open Floorplan • Pantry • Primary Bathroom • Primary Bedroom • Refrigerator • Stone Fireplace • Tile Flooring • Utility Room • Washer • Washer Hookup

EXTERIOR

Asphalt Roof • Attached • Back Yard Fencing • Barn(s) • Block Foundation • Brick Exterior • Covered Porch/Patio • Dirt • Front Porch • Garage(s) • Gravel • Guest House • Level Lot • Part Wooded Lot • Pasture • Pasture Fencing • Pasture Lot • Privacy Fencing • Ranch • Rear Porch • Residence • Rolling Slope Lot • Second Residence • Shared Driveway • Shed(s) • Shingle Roof • Storage

OTHER

Above Average Condition • Electricity Connected • Fiber Available • Phone Available • Propane • Public Water • Septic Tank Sewer • Sewer Connected • Water Connected

Listing courtesy of Greeneville Real Estate & Auction Team

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9986964