

130 Solar Street, Bristol, VA 24201

\$545,000 · MLS #9989268 · 5 bed / 3 bath · www.brphomes.com/mls/9989268



5

BEDS

3

BATHS

4,196

SQ FT

1930

YEAR BUILT

0.28

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1930

Lot Acreage: 0.28

Fireplaces: 6

Above Grade Sq Ft: 4,196

Lot Dimensions: 75 X 165 X 75 X 165

City Taxes: \$4,320.78

County Taxes: \$0

Basement Sq Ft: 1,130

Garage Sq Ft: 400

Garage Spaces: 1

Elementary School: Washington Lee Elementary

Middle School: Virginia

High School: Virginia

Description

HISTORIC SOLAR HILL | AIRBNB + BUSINESS OPPORTUNITY | MULTIGENERATIONAL | 5 BEDROOMS | 3 BATHS

RUN YOUR BUSINESS FROM HOME & STOP PAYING RENT!
POTENTIAL AIRBNB INCOME TO HELP OFFSET YOUR MORTGAGE!
IDEAL MULTIGENERATIONAL LAYOUT!
BUILT FOR a BRISTOL JUDGE! (Judge Robertson)

Live here. Work here. Potentially earn here. This remarkable Greek Revival home on iconic Solar Street offers a rare combination of historic character, flexible living space, private business accommodations, and potential income-producing opportunities.

The home was built for a Bristol judge and has a unique history of combining residential and business use. Former owners operated an insurance company from the property, making the existing separate business space ideal for today's entrepreneurs.

BUSINESS OWNERS--STOP PAYING RENT!

A dedicated private office with its own separate entrance and potential waiting/reception area allows you to operate your business while keeping your personal living space separate. Ideal for an insurance agency, attorney, accountant, consultant, real estate professional, or other home-based business, subject to applicable regulations.

Why pay rent for office space when you could invest in your own property?

AIRBNB / INCOME POTENTIAL

The home's size, historic appeal, multiple bedrooms, flexible layout, and proximity to Downtown Bristol create an exciting opportunity to explore active Airbnb, short-term rental, or Bed & Breakfast use, subject to local regulations and approvals. Potentially use rental income to help offset your mortgage while enjoying the property yourself.

MULTIGENERATIONAL LIVING

With approximately 13 rooms, 5 bedrooms, and 3 full bathrooms, this home offers exceptional flexibility for multigenerational living. A main-level primary bedroom with ensuite bath provides convenience, while four additional upstairs bedrooms and two full baths allow multiple generations to live together while maintaining privacy.

BRISTOL HISTORY & CHARACTER

Located in the iconic Solar Hill Historic District, listed on both the Virginia Landmarks Register and National Register of Historic Places since 2001. This home received the Bristol Virginia Historic District Preservation Award in 2016.

Inside you'll find classic Greek Revival architecture, historic fireplaces, pocket doors, French doors, built-in bookcases, and approximately 6 fireplaces.

FEATURES INCLUDE:
• 5 Bedrooms | 3 Full Bathrooms
• Approximately 13 rooms
• Main-level suite
• Formal living & dining rooms
• Kitchen
• Library with Eat-in pocket doors & built-ins
• Private office with separate entrance
• Potential waiting/reception area
• Charming coffee nook
• Approximately 500 sq. ft. additional living space
• Sunroom & covered porches
• Spacious attic & basement

- Fully fenced yard & established garden
- Original wrought-iron fencing
- Unique log cabin
- South Holston Mountain views

Enjoy the covered front veranda, upper balcony, peaceful tree-lined setting, and outdoor space perfect for gardening, entertaining, pets, or relaxing.

PRIME BRISTOL LOCATION

Minutes from State Street and Downtown Bristol, Blackbird Bakery, Bristol Bagel & Bakery, Bristol Train Station, Birthplace of Country Music Museum, The Paramount Center for the Arts, Food City, Kroger, shopping, dining, festivals, and entertainment.

Whether you're an Airbnb investor, business owner tired of paying rent, multigenerational family, historic-home enthusiast, or buyer seeking a property with multiple income and lifestyle possibilities, this is an opportunity you won't want to miss.

LIVE HERE. WORK HERE. BUILD YOUR BUSINESS HERE. CREATE GENERATIONAL MEMORIES HERE.
POTENTIALLY LET THE PROPERTY HELP PAY THE MORTGAGE.

Buyer/Buyer's Agent to verify all information, including zoning, permitted uses, short-term rental requirements, and income potential. Information deemed reliable but not guaranteed.

Features & Amenities

INTERIOR

Attic Fan • Built-in Features • Cedar Closet(s) • Ceiling Fan(s) • Convection Oven • Dishwasher • Dryer • Eat-in Kitchen • Electric Dryer Hookup • Entrance Foyer • Exterior Entry Basement • Floored Attic • Gas Log Fireplace • Hardwood Flooring • Interior Entry Basement • Library • Living Room Fireplace • Natural Gas Heating • Partially Finished Basement • Plaster Walls • Primary Bedroom • Primary Bedroom Fireplace • Primary Downstairs • Refrigerator • Sitting • Steam Heating • Sunroom-Heated • Tile Flooring • Two-Level • Washer • Washer Hookup

EXTERIOR

Asphalt • Balcony • Brick Exterior • Covered Porch/Patio • Frame Exterior • Front Porch • Full Fencing • Garage(s) • Historic • Level Lot • Mountain(s) View • Outbuilding • Parking Spaces • Slate Roof

OTHER

Above Average Condition • Cable Available • Public Sewer • Public Water

Listing courtesy of Epique Realty VA



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9989268