

391 Timbertree Branch Road, Kingsport, TN 37660

\$460,000 · MLS #9989298 · 4 bed / 3.5 bath · www.brphomes.com/mls/9989298

**4**

BEDS

3.5

BATHS

3,255

SQ FT

1991

YEAR BUILT

1.73

ACRES

Property Facts

Property Type: Residential**Sub Type:** Single Family Residence**Status:** Active**Year Built:** 1991**Lot Acreage:** 1.73**Fireplaces:** 1**Above Grade Sq Ft:** 3,255**Lot Dimensions:** 62.89 X 409.85 Irr**City Taxes:** \$0**County Taxes:** \$1,528.30**Basement Sq Ft:** 0**Garage Sq Ft:** 868**Garage Spaces:** 2**Elementary School:** Ketron**Middle School:** Sullivan Heights Middle**High School:** West Ridge

Description

**** SELLER PAYING 8 K TOWARD BUYERS CLOSING FEES**** Beautifully updated home located just off Highway 11W on a private drive that crosses over a peaceful creek. This property offers a gorgeous yard, a large patio with a brand-new covered outdoor area (with electricity), and plenty of space for relaxing or entertaining.

The upper level features a spacious open floor plan with updated flooring, trim, and a fully renovated kitchen with granite countertops, new cabinets, and dining area. A balcony off the kitchen provides an ideal grilling space. Upstairs includes 4 bedrooms and 2.5 baths including 1 master suites , the master bath is drywalled, wired and plumed and ready for final touches to your style. Additional features include a full guest bath with a private laundry pantry, ample storage, one balcony off the kitchen perfect for grilling and a second balcony with stairs leading to a fenced lot.

The lower level offers a large living area with trace ceilings, a gas fireplace, and a coffee bar area that could be converted into a kitchenette--perfect for guests, gatherings, or multi-generational living. A downstairs master bedroom, full bath, walk-in closet, and multiple storage areas provide added convenience. French doors open to the covered patio overlooking the private, creekside backyard.

Rarely does a home with this much space, privacy, and convenience hit the market. Five beds , three and a half baths, almost two acres of outdoor space --right in the middle of Kingsport and Bristol .

Well-maintained with numerous recent upgrades, this home offers luxury, versatility and a peaceful setting just minutes from town.

KEY FETURES!
Private 1.76-acre setting with creek, pasture, and garden space

4 bedrooms | 3 full baths | 1 half baths with flexible multi-generational layout and 5th open bedroom area downstairs

2026 NEW METAL ROOF!

2026 HVAC HYBRID WATER HEATER UPSTAIRS!

Renovated kitchen (2023) with granite countertops, soft-close cabinetry, and stainless Samsung appliances

Luxury vinyl plank flooring (2021) and updated windows (2022)

Primary suite with bay window and spa bath potential (plumbing and electrical in place)

Lower-level living quarters with private bedroom, full bath, brick fireplace, and potential second kitchen

Multiple outdoor living spaces including balconies, patios, fire pit, and powered cedar gazebo

Fenced yard with dog run from UPSTAIRS PORCH WITH DOGDOOR

owned 250-gallon propane tank

generator-ready with 50-amp transfer switch

RV hookup (30 amp)

Extensive storage throughout

Two-car garage with private interior access to 1st floor

Features & Amenities

INTERIOR

2 Person Tub • Basement Fireplace • Bonus Room • Brick Fireplace • Carpet Flooring • Ceiling Fan(s) • Central Air • Central Heating • Ceramic Tile Flooring • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Electric Heating • ENERGY STAR Qualified Doors • Finished Basement • Fireplace Heating • Garage Door Basement • Garden Tub • Granite Counters • Hardwood Flooring • Heated Basement • In Law Suite • Living Room Fireplace • Luxury Vinyl Flooring • Microwave • Open Floorplan • Primary Downstairs • Range • Refrigerator • Remodeled • Rough in Bath • Secured Garage/Parking • Two-Level • Walk-In Closet(s) • Walk-Out Access Basement • Washer Hookup • Wired for Data

EXTERIOR

A Frame • Back Porch/Patio • Back Yard Fencing • Balcony • Creek/Stream View • Deck • Dirt • Front Porch • Garage Door Opener • Gazebo • Gravel • Kennel/Dog Run • Landscaping • Level Lot • Parking Pad • Part Wooded Lot • Rear Patio • Rear Porch • RV Parking • RV/Boat Storage • Shared Driveway • Shingle Roof • Slab Foundation • Vinyl Siding Exterior

OTHER

Above Average Condition • At Road Water • Electricity Connected • Fiber Available • Natural Gas Available • Private Sewer • Sewer Connected • Water Connected

Listing courtesy of KW Kingsport



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9989298