# 408 Arrowhead Drive, Kingsport, TN 37664

**$675,000** · MLS #9993719 · 4 bed / 3.5 bath · www.brphomes.com/mls/9993719




| 4 | 3.5 | 3,648 | 2003 | 0.4 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 2003
**Lot Acreage:** 0.4
**Fireplaces:** 2
**Above Grade Sq Ft:** 3,648
**Association Fee Frequency:** Annually
**HOA Fee:** $150

**Lot Dimensions:** 115x150
**City Taxes:** $3,086.23
**County Taxes:** $2,967.74
**Basement Sq Ft:** 0
**Garage Sq Ft:** 0
**Garage Spaces:** 3
**Elementary School:** John Adams
**Middle School:** Robinson
**High School:** Dobyns Bennett

## Description

Located in Warrior Falls, this 4 bedroom, 3.5 bath home offers 3,648 square feet of well-designed living space on approximately 0.4 acres. Conveniently positioned near Warriors Path State Park, the property provides easy access to outdoor recreation including lake activities, golf, horseback riding, and more, while remaining just 5.7 miles from Tri-Cities

Regional Airport.

The interior features hardwood flooring beneath updated LV flooring, along with spacious rooms and an open floor plan that supports both everyday living and entertaining. The kitchen has been updated with granite countertops, backsplash, sink, and stainless appliances including a gas range, microwave, dishwasher, and garbage disposal. The main level continues to flow naturally into the living areas and out to the rear of the home, with updated gas logs in the living room adding to the overall comfort and functionality.

The primary suite includes an updated bath with a newer shower and vanity, offering a refreshed and functional space. Additional improvements throughout the home include updated entry doors at both the front and back, new garage doors and openers, and a replaced hot water heater in 2018. The roof was replaced approximately 7 years ago, contributing to the overall condition and maintenance of the property.

The exterior is defined by professionally maintained landscaping and thoughtfully designed hardscape elements. A cascading rock waterfall feature adds both visual interest and natural sound, creating a relaxing outdoor setting. The covered and screened back patio provides usable space throughout the year. Additional exterior updates include a newer driveway, irrigation system, updated outdoor lighting, and motion-activated security lighting positioned around the home. An invisible fence system is also in place and will remain.

Situated within an established neighborhood, the property offers a balance of privacy and accessibility to shopping, dining, and regional amenities.

## Features & Amenities

### INTERIOR

Bonus Room • Breakfast • Carbon Monoxide Detector(s) • Carpet Flooring • Ceiling Fan(s) • Central Vacuum • Ceramic Tile Flooring • Crawl Space Foundation • Dishwasher • Disposal • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Heating • Entrance Foyer • Fireplace Heating • Floored Attic • Gas Log Fireplace • Gas Range • Granite Counters • Great Room Fireplace • Hardwood Flooring • Heat Pump • Insulated Windows • Intercom • Laundry • Microwave • Natural Gas Heating • Open Floorplan • Pantry • Playroom • Primary Bathroom • Primary Bedroom • Primary Bedroom Fireplace • Primary Downstairs • Smoke Detector(s) • Storage Attic • Two-Level • Utility Sink • Walk-In Closet(s) • Washer Hookup • Window Treatment-Negotiable

### EXTERIOR

Attached • Back Porch/Patio • Block Foundation • Brick Exterior • Concrete Driveway • Covered Porch/Patio • Curbs • Driveway • Garage Door Opener • Landscaping • Lawn Sprinkler • Level Lot • Privacy Fencing • Rear Patio • Screened • Shingle Roof • Sidewalks • Sloped Lot • Street Lights • Traditional

### OTHER

Above Average Condition • Cable Connected • Electricity Connected • Natural Gas Connected • Public Sewer • Public Water • Sewer Connected • Water Connected

Listing courtesy of Conservus Homes

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