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1009 Bard Lane, Kingsport, TN 37660

$625,000 · MLS #9994454 · 4 bed / 2.5 bath · www.brphomes.com/mls/9994454



4	2.5	3,174	1991	0.76
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1991
Lot Acreage: 0.76
Fireplaces: 2
Above Grade Sq Ft: 3,174
Lot Dimensions: 58.65 x 264.49 IRR

City Taxes: $2,578.85
County Taxes: $2,479.83
Basement Sq Ft: 0
Garage Sq Ft: 600
Garage Spaces: 2
Elementary School: Jefferson
Middle School: Robinson
High School: Dobyns Bennett

Description

Motivated Seller! Preston Forest Poolside Perfection! This two story brick traditional will check off all the boxes. Featuring four spacious bedrooms, 2.5 bathrooms in a cul-de sac location with a heated pool and expansive outdoor entertaining area.
Spacious walk-in closets, plentiful storage throughout home, and timeless elegance in every corner.

From the moment you enter 1009 Bard Lane, you'll feel the refined elegance. Gleaming hardwood, granite countertops,

and serene backyard views overlooking the pool make this home a standout. The tone is loud and clear---this home was designed for gracious living, effortless entertaining, and everyday comfort.

The heart of the home is the oversized kitchen with spacious island. Custom cabinetry elevates the feel of the room. Granite countertops refine the room. Great food prep and hosting spaces. This kitchen area flows seamlessly into the breakfast nook and cozy den areas. There's even a wet bar that's sure to be a hit. Den has a fireplace as a focal point.

Formal dining room offers additional gathering space or use the area for a home office or additional living space. There's also another formal living/sitting room where you get plentiful natural lighting and neighborhood views.

On the second level, you have a large sitting area and balcony overlook. Beautiful custom window showcases this part of the home. Steps away there are three secondary bedrooms, a laundry area, bathroom, and a HUGE primary suite. The primary suite is a retreat in itself with custom ceilings, elevated spaces, a fireplace, and unbelievable design. The primary ensuite has large dual vanities, an oversized tub, custom closet spaces that will have you swooning, and access to the upper level storage/attic space.

Step outdoors from the downstairs living area right to your own backyard oasis surrounded by professional landscaping, blooming greenery, and peaceful privacy. Enjoy sunny summer days by the pool or unwind in the shade of the gazebo area. Perfect places to linger, entertain, or sneak away for relaxation time. Retreat to the covered deck when you feel more like relaxing and taking in the sights.
Additional standout features include 2 year old pool heater, tall ceilings, elegant crown molding throughout home, nice decking, and timeless appeal. Both HVAC units are estimated to be less than 5 years old. Roof is approx 3 years old.

Plenty of room to grow here. Love where you live and it will feel like vacation every day. No need to escape your daily life when you can come home to this classic beauty.

Just minutes to award-winning schools, shopping, I-81, and local attractions. Minutes to Bristol Hard Rock Casino and Resort. Many popular lakes and hiking trails are a short distance away. Preston Forest neighborhood also has an expansive playground area sure to be a hit.

Preston Forest is known for its prime location to all of the Tri Cities. This home is ready for you to write its next chapter. All info deemed reliable yet to be verified with the buyer and/or buyer agent. All inspections welcomed- Selling As Is.

Features & Amenities

INTERIOR

Breakfast • Carpet Flooring • Ceiling Fan(s) • Ceramic Tile Flooring • Dishwasher • Disposal • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Range • Entrance Foyer • Fireplace Heating • Gas Log Fireplace • Granite Counters • Handicap Modified • Hardwood Flooring • Heat Pump • Insulated Windows • Kitchen Island • Living Room Fireplace • Natural Gas Heating • Primary Bathroom • Primary Bedroom • Primary Bedroom Fireplace • Range • Refrigerator • Walk-In Closet(s) • Washer Hookup • Wet Bar

EXTERIOR

Attached • Back Porch/Patio • Back Yard Fencing • Brick Exterior • Colonial • Concrete Driveway • Covered Porch/Patio • Deck • Driveway • Garage Door Opener • Gazebo • Heated • In Ground • Landscaping • Level Lot • Playground • Shingle Roof • Street Lights

OTHER

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

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