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705 Highway 44 Lot 7, Bristol, TN 37620

$730,800 · MLS #9995388 · www.brphomes.com/mls/9995388



24.36
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 24.36
City Taxes: $0
County Taxes: $707.26
Elementary School: Emmett
Middle School: Sullivan East
High School: Sullivan East

Description

Discover a slice of paradise with this stunning +/-24.36-acre lot, a true gem nestled in the heart of the Holston Valley community in Northeast Tennessee! Imagine your very own private woodlands, rolling pastures, and a natural spring-fed pond, all while soaking in breathtaking lake and mountain views. This property is more than just land--it's an invitation to embrace a peaceful private lifestyle surrounded by nature's beauty.

Convenience meets tranquility, located just a stone's throw from SOHO Lake and just a short drive to downtown Bristol, TN/VA, Abingdon, VA, and more exciting Tri-Cities area attractions. Whether you're dreaming of a traditional custom

home or a spacious barndominium and a small farm, this parcel is brimming with potential to turn your dream home into reality.

The landscape offers a natural, gradual contour from the wildlife-rich wooded areas to the cleared rolling pastures. The views are simply unmatched, offering views of SOHO Lake and distant mountain ranges meeting the sky's horizon that take your breath away.

Plus, public utilities include water services through Intermont Utility and power services through BTES. Although the property line extends to the road, the TDOT-approved driveway is accessed through a right-of-way easement at the entrance to 723 Hwy 44, providing a seamless entry to your future home. TDOT has approved the driveway and right-of-way locations (as shown on the survey and plat map), ensuring compliance with state highway regulations.

Looking for more land, additional surrounding acreage is available for purchase, with a minimum tract size of 5.24 acres. Please note that the seller will not divide existing listings into smaller parcels. All information deemed reliable from seller & third-party sources. Buyer/Buyer Agent must verify. Don't miss out on this chance to own your piece of heaven in NE-TN--a true must-see where nature, comfort, and opportunity meet!

Features & Amenities

EXTERIOR

Farm • Greenbelt • Hunting • Lot/Tract • Mountain(s) View • Pasture • Pasture View • Public Maintained Road • Residential • Rolling Slope • State Road • Will Not Divide • Wooded

OTHER

Above Average Condition • At Road Water • Electricity Available • Fencing - Partial • Fiber Available • Horses Permitted • Livestock Permitted • Phone Available • Plat • Poultry Permitted • Public Water • Site Built Permitted • Spring Water • Survey • Water Available

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9995388