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# 1397 Broad Street, Elizabethton, TN 37643

**$250,000** · MLS #9995804 · 3 bed / 2.5 bath · www.brphomes.com/mls/9995804




| 3 | 2.5 | 1955 | 0.55 |
|---|---|---|---|
| BEDS | BATHS | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 1955
**Lot Acreage:** 0.55
**Above Grade Sq Ft:** 0
**Lot Dimensions:** 60x407

**City Taxes:** $0
**County Taxes:** $354.74
**Basement Sq Ft:** 0
**Garage Sq Ft:** 0
**Elementary School:** Hunter
**Middle School:** Hunter
**High School:** Unaka

## Description

Watauga River property in Elizabethton, Tennessee! The Watauga river is a 78.5 mile course known as one of the best fly fishing rivers in NC and TN. This property is located between Wilbur Dam and the South Holston river. The home is grandfathered in 2 unit, store and 4 bed, 2 bath. The home is a solid 2280 square foot cinderblock structure. Parcel is .55

acres with 60 feet of river front. Outside city limits but less than 2 miles to downtown, this is a dream location! New metal roof and gutters! Demolition mostly done and ready for your vision. Upper unit was a 4 bedroom, 2 bath, 1140 sq. ft. home. Lower unit, 1140 sq. ft., was a store with 1/2 bath. Carport and out buildings. Walk to the Kayak and drift boat rentals.

## Features & Amenities

**INTERIOR**

Electric Dryer Hookup • Electric Range • Hardwood Flooring • Refrigerator • Single Pane Windows • Two-Level • Washer Hookup

**EXTERIOR**

Block Exterior • Carport • Fishing • Flood Zone Lot • Level Lot • Metal Roof • Mountain(s) View • River Front • Shed(s) • Slab Foundation • Storage • Water View

**OTHER**

At Road Water • Fixer Condition • Flood Zone Easements • Septic Tank Sewer

Listing courtesy of Premier Homes & Properties

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9995804