# 318 Broyles Avenue, Church Hill, TN 37642

**$399,900** · MLS #9996069 · 3 bed / 3.5 bath · www.brphomes.com/mls/9996069




| 3 | 3.5 | 2,610 | 1963 | 1.01 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 1963
**Lot Acreage:** 1.01
**Fireplaces:** 3
**Above Grade Sq Ft:** 1,726
**Lot Dimensions:** 100 X 441

**City Taxes:** $468.14
**County Taxes:** $1,184.06
**Basement Sq Ft:** 1,252
**Garage Sq Ft:** 312
**Elementary School:** Church Hill
**Middle School:** Church Hill
**High School:** Volunteer

## Description

Custom-built brick ranch with basement offering space, comfort, and timeless craftsmanship on two lots. This 3-bedroom, 3.5 bath home also features a dedicated office and an inviting floor plan designed for both everyday living and

entertaining. The large living room with custom draperies showcases a beautiful stone fireplace. The formal dining room opens to an exceptional marble patio through French doors, complete with its own fireplace and built-in grill, overlooking the backyard. The eat-in kitchen features solid wood cabinetry, built-ins, and all kitchen appliances remain. The lower level offers a spacious den with built-in shelving, a fireplace, and a bar area, creating the perfect gathering space. A workshop in the basement provides additional flexibility for hobbies or storage. Enjoy outdoor living from the wrap-around deck and appreciate the convenience of garages on each level, two driveways, and a detached two-story storage building. With three fireplaces, custom built-ins throughout, and quality construction, this one-of-a-kind property combines character, functionality, and exceptional space both inside and out.

## Features & Amenities

### INTERIOR

Breakfast • Built-in Features • Carbon Monoxide Detector(s) • Carpet Flooring • Ceiling Fan(s) • Ceramic Tile Flooring • Concrete Basement • Den Fireplace • Dishwasher • Disposal • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Entrance Foyer • Exterior Entry Basement • Fireplace Heating • Full Basement • Garage Door Basement • Hardwood Flooring • Heat Pump • Interior Entry Basement • Kitchen/Dining Combo • Laundry • Living Room Fireplace • Microwave • One-Level • Paneling Walls • Parquet Flooring • Partial Heat Basement • Partially Finished Basement • Plumbed Basement • Primary Bedroom Fireplace • Range • Refrigerator • Smoke Detector(s) • Storm Door(s) • Trash Compactor • Utility Sink • Vinyl Flooring • Walk-Out Access Basement • Washer Hookup • Water Softener • Window Treatment-Some • Workshop • Workshop Basement

### EXTERIOR

Attached • Block Foundation • Brick Exterior • Concrete Driveway • Deck • Driveway • Front Porch • Garage Door Opener • Landscaping • Level Lot • Mountain(s) View • Outbuilding • Outdoor Grill • Parking Pad • Ranch • Rear Patio • Shingle Roof • Storage • Wrap Around

### OTHER

Average Condition • Cable Available • Electricity Connected • Public Sewer • Public Water • Sewer Connected • Water Connected

Listing courtesy of Town & Country Realty - Downtown

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9996069