FOUND ON WWW.BRPHOMES.COM

1594 Christian Bend Road, Church Hill, TN 37642

$948,850 · MLS #9995880 · 7 bed / 5.5 bath · www.brphomes.com/mls/9995880



7	5.5	4,384	1994	2.4
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1994
Lot Acreage: 2.4
Fireplaces: 1
Above Grade Sq Ft: 4,384
Lot Dimensions: 604 x 143 irr

City Taxes: $0
County Taxes: $1,876.69
Basement Sq Ft: 1,344
Garage Sq Ft: 1,452
Garage Spaces: 3
Elementary School: Church Hill
Middle School: Church Hill
High School: Volunteer

Description

AMAZING RIVER FRONT PROPERTY! Come see this extraordinary riverfront retreat overlooking the beautiful Holston River on approximately 2.4 acres of East Tennessee paradise! This one-of-a-kind property offers not only a stunning main

residence, but also two additional homes ideal for rental income, Airbnb opportunities, multigenerational living, or private guest accommodations.

As you enter the property, you'll immediately appreciate the incredible setting featuring breathtaking river and mountain views, multiple entertainment areas, and endless possibilities. In addition to the homes, the property includes a massive finished Barndominium with a heat pump currently used as an entertainment venue, an oversized detached 3-car garage complete with heat pump, loft area, and half bath with room for even more storage or workspace. There is also a charming 320 sq ft she shed with cedar flooring and electric heat pump, a separate heated workshop, and an additional open metal shed for equipment and storage.

The beautifully remodeled main home offers 5 bedrooms and 3 full bathrooms with gorgeous pinewood flooring throughout. The open-concept kitchen has been tastefully updated with granite countertops, soft-close cabinetry, farmhouse sink, breakfast bar seating, and modern finishes. Just off the kitchen is a newly remodeled full bath featuring custom tile flooring and a walk-in shower.

The spacious primary suite is located on the main level and offers a custom walk-in closet along with a beautifully remodeled ensuite bath featuring double vanities, ceramic tile flooring, and a heated towel rack. Upstairs you'll find four additional bedrooms with large closets, fresh paint, new carpet, and another remodeled bathroom. The second level also features access to a private outdoor deck overlooking the river and surrounding mountains.

Outdoor living is truly unmatched with multiple covered porches, expansive entertainment spaces, a fire pit area, outdoor built-in grill station, and invisible dog fence. Additional upgrades include a new HVAC system, new hot water heater, and a large unfinished basement providing ample storage space.

Connected to the main home by a covered porch is the first guest house featuring a spacious 1-bedroom, 1-bath layout with large living room, open kitchen and dining area, oversized bedroom with walk-in closet, office nook, and full bath with laundry room.

Take a short stroll down to the truly unique chalet/cabin overlooking the river. This furnished studio retreat comfortably sleeps four and features a loft bedroom, floor-to-ceiling windows, half bath, outdoor sun shower, heating and cooling, and all appliances and furnishings conveying with the sale. Three separate decks provide incredible outdoor experiences including a riverside coffee deck, fishing deck, and direct river access deck. The stairs and kayak ramp are equipped with powered electric winches for effortless lowering and raising at your convenience. The homes are on public water, but the property also has a working well!

This rare waterfront estate is truly an absolute must-see to fully appreciate all it has to offer. Whether you are searching for a dream home, family retreat, income-producing property, or private getaway, this exceptional Holston River property delivers it all!

All Information is deemed reliable but should be verified by buyer or buyer's agent.

Features & Amenities

INTERIOR

2nd Kitchen • Bonus Room • Carpet Flooring • Ceiling Fan(s) • Central Air • Ceramic Tile Flooring • Concrete Basement • Crawl Opening Attic • Custom Walls • Dishwasher • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Electric Heating • Electric Range • Entrance Foyer • Granite Counters • Hardwood Flooring • Heat Pump • In Law Suite • Interior Entry Basement • Laundry • Living Room Fireplace • Loft • Luxury Vinyl Flooring • Microwave • Mud Room • Open Floorplan • Pantry • Primary Bedroom • Primary Downstairs • Propane Heating • Recreation Room • Refrigerator • Remodeled • Two-Level • Unfinished Basement • Utility Room • Utility Sink • Walk-In Closet(s) • Walk-Out Access Basement • Washer Hookup • Window Unit(s) • Wood Walls • Workshop

EXTERIOR

Balcony • Block Foundation • Breezeway • Chalet • Cottage • Covered Porch/Patio • Farm House • Garage(s) • Gravel • Guest House • Invisible Fencing • Landscaping • Level Lot • Metal Roof • Mountain(s) View • Outbuilding • Outdoor Grill • Patio • Porch

• River Front • Shed(s) • Sloped Lot • Steep Slope Lot • Storage • Vinyl Siding Exterior • Water View • Wood Siding Exterior • Wrap Around

OTHER

Above Average Condition • Electricity Connected • Public Water • Septic Tank Sewer • Water Connected • Well Water

Listing courtesy of A Team Real Estate Professionals

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9995880