

440 Lakeshore Road, Bluff City, TN 37618

\$449,000 · MLS #9996105 · 3 bed / 3 bath · www.brphomes.com/mls/9996105



3

BEDS

3

BATHS

2,213

SQ FT

1973

YEAR BUILT

0.37

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1973

Lot Acreage: 0.37

Fireplaces: 2

Above Grade Sq Ft: 1,729

Lot Dimensions: 132x150 IRR

City Taxes: \$0

County Taxes: \$1,450

Basement Sq Ft: 484

Garage Sq Ft: 0

Elementary School: Bluff City

Middle School: East Middle

High School: Sullivan East

Description

Escape to this unique A-frame retreat overlooking Boone Lake with access to the community boat ramp. Featuring 3 bedrooms, and 3 bathrooms, this move-in ready home is ideal as a full-time residence, weekend getaway, or short-term

rental investment. Enjoy an inviting open floor plan accented by soaring ceilings, exposed wood beams, granite countertops, and beautiful hardwood floors throughout. Designed for both relaxation and entertaining, this home offers an expansive deck with lake views, a fenced backyard, and access to the community boat ramp. Enjoy life on the water by bringing your boat, jet ski, paddleboard, kayak, and fishing poles! Additional highlights include a roof replacement in 2022, additional decks being added, and a convenient location between Bristol and Johnson City. Providing easy access to shopping, dining, and everyday conveniences. Air BnB potential with so many outdoor activities to choose from. Bluff City Boat ramp with a fly shop and taphouse next door makes for a perfect day out on the water. Race fans, enjoy your favorite race at Bristol Motor Speedway just 8 minutes away by car! Hike, mountain bike, play disc golf, hit balls at the batting cages, or play on the playground at nearby Winged Deer Park. Visit Steele Creek Park for hiking trails, driving range, disc golf, playground, etc. For a change of scenery check out Watauga Lake or do some of the best trout fishing this area has to offer at the Weir Dam on the South Holston River. They are a world-class and nationally recognized trout fishery. Ask Agent for update list. Home is being sold "as-is." Some photos have been virtually staged including fires in fireplaces. Buyer/Buyer's Agent to verify all information including square footage. Preapproval/proof of funds letter to accompany all offers.

Features & Amenities

INTERIOR

Basement Fireplace • Carpet Flooring • Crawl Space Foundation • Dishwasher • Drywall Walls • Electric Dryer Hookup • Electric Range • French Doors • Granite Counters • Hardwood Flooring • Heat Pump • Living Room Fireplace • Microwave • One and One Half-Level • Pantry • Partially Finished Basement • Primary Bathroom • Primary Bedroom • Refrigerator • Sliding Doors • Tile Flooring • Walk-In Closet(s) • Walk-Out Access Basement • Washer Hookup • Wood Walls

EXTERIOR

A Frame • Asphalt • Back Yard Fencing • Brick Exterior • Cabin • Chalet • Circular Driveway • Deck • Full Fencing • Lake Privileges • Metal Roof • Shed(s) • Sloped Lot • Steep Slope Lot • Water View • Wrap Around

OTHER

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

Listing courtesy of KW Johnson City



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9996105