

1569 War Valley Road, Rogersville, TN 37857

\$640,000 · MLS #9997464 · 2 bed / 2 bath · www.brphomes.com/mls/9997464



2

BEDS

2

BATHS

2,000

SQ FT

2019

YEAR BUILT

35.26

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 2019

Lot Acreage: 35.26

Fireplaces: 1

Above Grade Sq Ft: 2,000

Lot Dimensions: 1,535,919

City Taxes: \$0

County Taxes: \$944.56

Basement Sq Ft: 0

Garage Sq Ft: 0

Garage Spaces: 2

Elementary School: Mcpheeters Bend

Middle School: Church Hill

High School: Volunteer

Description

****motivated seller****If you've been dreaming of owning your own mountain retreat, this is the one. Nestled in the peaceful hills of War Valley, this remarkable 35± acre property offers unmatched privacy, breathtaking mountain views, and

endless possibilities. Convenient shopping, parks, downtown restaurants, weekly town events and medical facilities within 10-20 from your cabin tucked in War valley community.

The beautifully crafted all-wood home features 2 bedrooms, 2 full bathrooms, soaring tongue-and-groove ceilings, an open-concept living area, and warm rustic finishes that create the perfect blend of comfort and craftsmanship. Relax on the spacious covered porch and enjoy the peace and quiet that only country living can provide.

Beyond the home, the opportunities are endless. The property includes multiple outbuildings, including a powered garage/workshop, generous storage beneath the home, and a scenic ridge with additional building sites. Whether you're looking to create a family estate, develop luxury cabins, establish a successful Airbnb retreat, enjoy exceptional hunting, or simply escape the hustle and bustle of everyday life, this property is ready to bring your vision to life.

With abundant wildlife, rolling wooded acreage, and spectacular East Tennessee scenery, this is more than a home--it's a legacy property offering privacy, recreation, investment potential, and room for generations to enjoy.

Rarely does a property combine handcrafted rustic beauty, mountain views, privacy, and nearly 36 acres of opportunity in one extraordinary package. Schedule your private showing today and experience all that War Valley has to offer

Property						Highlights
SPRING,CREEK,	AND					TREES
private						acres
2-bedroom,	2-bath					home
Open	floor	plan	with	vaulted	wood	ceilings
Spacious	covered					porch
Powered						garage/workshop
Multiple	outbuildings		and	storage		buildings
Additional	storage		beneath	the		home
Scenic	ridge		with	potential		homesites
Excellent	hunting		and	outdoor		recreation
Ideal for a private retreat, Airbnb, family compound, or future development						

Features & Amenities

INTERIOR

Ceiling Fan(s) • Central Air • Central Heating • Electric Dryer Hookup • Fireplace Heating • Gas Log Fireplace • Hardwood Flooring • Loft • Log Walls • One-Level • Pantry • Pull Down Stairs Attic • Walk-In Closet(s) • Washer Hookup

EXTERIOR

Balcony • Cleared Lot • Covered Porch/Patio • Craftsman • Creek/Stream View • Front Porch • Garage(s) • Gravel • Log • Log Exterior • Metal Roof • Outbuilding • Pasture • Rear Porch • Rolling Slope Lot • Screened • Shed(s) • Wood Siding Exterior • Wooded Lot

OTHER

Average Condition • Septic Tank Sewer • Well Water

Listing courtesy of KW Kingsport



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9997464