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322 Spruce Street, Bristol, TN 37620

$725,000 · MLS #9998582 · 4 bed / 4.5 bath · www.brphomes.com/mls/9998582



4	4.5	4,198	1901	2.4
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1901
Lot Acreage: 2.4
Fireplaces: 6
Above Grade Sq Ft: 4,198
Lot Dimensions: 313.71 X 203.10 IRR

City Taxes: $2,053.13
County Taxes: $2,277.78
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Fairmont
Middle School: Vance
High School: Tennessee

Description

OPEN HOUSE-SUNDAY, AUGUST 16 FROM 2-4 P.M.

MASSIVE PRICE DROP ON THIS TURN OF THE CENTURY HOME!

Have you dreamed of owning a historic estate with the potential to become a distinctive Bed & Breakfast, Airbnb, guest retreat, or income-producing property? This rare opportunity in the heart of Bristol, Tennessee, offers the perfect blend of history, character, privacy, and location.

Welcome to this magnificent 1901 Neoclassical Revival residence, complete with a separate carriage house, nestled in one of Bristol's oldest and most established neighborhoods. The home was built on the original foundation of the Hotel Fairmount, which was destroyed by fire in 1900, leaving behind this extraordinary 2.4-acre setting. Surrounded by mature trees and an expansive front lawn, the property feels like a private hidden jewel while remaining conveniently close to everything Bristol has to offer.

Step inside the main residence and experience the craftsmanship of a bygone era. Dramatically high ceilings, solid wood doors, original millwork, period-correct wood windows, beautiful hardwood floors, and a stately staircase showcase the home's timeless appeal. Six fireplaces with original mantels add warmth and character throughout the residence, while the spacious floor plan offers flexibility for both gracious entertaining and comfortable everyday living.

The exterior is equally impressive, featuring full-height classical columns, a wraparound porch, pedimented gable, and upper balcony with elegant balustrade railing--architectural details rarely found in today's homes.

With three levels of living space, the main residence offers tremendous versatility. The main level includes a parlor, family room, kitchen, dining room, bedroom, one-and-a-half baths, and access to the enclosed porch. Upstairs are three generously sized en suite bedrooms and a large laundry room. The basement offers a wealth of possibilities and is ready for your vision--create hobby or craft rooms, a sound studio, gaming space, home offices, or additional recreational areas.

At the rear of the property sits the 1975 carriage house, offering main-level living with a spacious living area and kitchen, plus a large upstairs bedroom and full bath. Step outside to enjoy the expansive back deck just off the living room. This versatile secondary residence could serve as a mother-in-law suite, private guest house, long-term rental, or short-term rental opportunity.

Whether you're searching for a one-of-a-kind personal residence, an investment opportunity, or a property with the potential to become a memorable hospitality destination, this estate offers possibilities rarely found in Bristol.

Enjoy the privacy and serenity of a 2.4-acre historic estate while being just minutes from downtown Bristol, with convenient access to I-81, 11W, and Hwy 394. You'll also be close to popular destinations including The Pinnacle, Bristol Motor Speedway, the Birthplace of Country Music Museum, and Hard Rock Casino.

This is your opportunity to own a timeless piece of Bristol history with incredible potential for the future. Schedule your private showing today and experience the character, scale, and possibilities of this truly exceptional estate.

Buyer & buyer's agent are solely responsible for verifying all information that is material to the decision to purchase. Including but not limited to: property condition, dimensions, systems functionality, and suitability for the buyer's intended purpose.

Features & Amenities

INTERIOR

Ceiling Fan(s) • Central Air • Central Heating • Concrete Basement • Disposal • Drywall Walls • Electric Dryer Hookup • Hardwood Flooring • Heat Pump • Heated Basement • Kitchen/Dining Combo • Living Room Fireplace • Natural Gas Heating • Plaster Walls • Primary Bedroom • Primary Bedroom Fireplace • Range • Refrigerator • Storm Door(s) • Sunroom-Unheated • Tile Flooring • Two-Level • Unfinished Basement • Walk Up Attic • Washer Hookup

EXTERIOR

Asphalt • Back Porch/Patio • Balcony • Brick Exterior • Composition Roof • Front Porch • Glass Enclosed • Guest House • Historic • Rolling Slope Lot • Shingle Roof • Side Porch • Unheated • Wooded Lot • Wrap Around

OTHER

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

Listing courtesy of CENTURY 21 Legacy Fort Henry

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9998582