246 Christian Bend Road, Church Hill, TN 37642

$336,000 · MLS #9999137 · 3 bed / 2 bath · www.brphomes.com/mls/9999137



3	2	1,512	2016	0.98
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2016
Lot Acreage: 0.98
Fireplaces: 0
Above Grade Sq Ft: 1,512
Lot Dimensions: 265X312x35x393

City Taxes: $0
County Taxes: $1,098.48
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Church Hill
Middle School: Church Hill
High School: Volunteer

Description

Immaculate, above average 3 bedroom, 2 bath double wide on a permanent foundation situated on a level 0.98+/- acre lot in the desirable Christians Bend community just off Goshen Valley Road. Enjoy beautiful mountain views, a peaceful country setting, and convenient access to both Historic Rogersville and Kingsport. This move in ready home offers an inviting open floor plan with laminate flooring throughout the main living areas, ceiling fans, and abundant natural light. The kitchen includes a dishwasher, range, refrigerator, and ample cabinetry, while all blinds will convey. The spacious laundry room is conveniently located just off the main living area.

The primary suite features carpet, a custom tiled walk in shower, beautiful vanity, laminate flooring, and a large walk in closet. The two additional bedrooms also offer carpet and walk in closets and are served by a full hall bath. Outdoor features include a covered front porch overlooking the beautifully maintained yard and surrounding mountain views.

A major highlight of this property is the impressive detached 30 x 50 metal garage with propane heat, additional fluorescent lighting, floor drains, numerous electrical outlets, its own electrical service and breaker panel, and a walk up loft area that could easily serve as additional storage or office space. Attached to the garage is an additional metal garage with separate electric heat, making it ideal for year round vehicle storage, hobbies, or workshop use. A large carport will also convey, providing additional covered parking.

Additional features include: • Roof replaced in 2022 • Church Hill utility water • Septic system • High speed internet available • No known restrictions • Seller states home is on a permanent foundation

This property has been exceptionally maintained and is truly clean as a pin. Surrounded by well kept homes in one of Hawkins County's most desirable rural communities, this is an outstanding opportunity for buyers seeking quality, space, and versatility.

Pre approved buyers only!

*AGENTS, All showings require an appointment Thru showing time! No verbal offers will be considered. This property is not for rent. ALL showings shall be scheduled through ShowingTime.

*Buyer and buyer's agent to verify all information contained herein. Information has been obtained from third party sources and is deemed reliable but not guaranteed.

Features & Amenities

INTERIOR

Carpet Flooring • Ceiling Fan(s) • Central Air • Central Heating • Crawl Space Foundation • Dishwasher • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Electric Heating • Electric Range • Entrance Foyer • Laminate Flooring • One-Level • Open Floorplan • Refrigerator • Security Lights • Walk-In Closet(s) • Washer Hookup

EXTERIOR

Asphalt Roof • Back Porch/Patio • Cleared Lot • Covered Porch/Patio • Deck • Double Wide • Front Porch • Garage(s) • Gravel • Level Lot • Mountain(s) View • Outbuilding • Pillar/Post/Pier Foundation • Ranch • Synthetic Stucco Exterior • Vinyl Siding Exterior

OTHER

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

Listing courtesy of KW Kingsport

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9999137