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2704 River Island Boulevard, Kodak, TN 37764

$858,900 · MLS #9999577 · 3 bed / 3.5 bath · www.brphomes.com/mls/9999577



3	3.5	3,042	2022	1.01
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2022
Lot Acreage: 1.01
Fireplaces: 1
Above Grade Sq Ft: 3,042
Association Fee Frequency: Monthly
HOA Fee: $250

Lot Dimensions: 130.3 X 359.86 IRR
City Taxes: $0
County Taxes: $2,238
Basement Sq Ft: 651
Garage Sq Ft: 0
Garage Spaces: 2
Elementary School: Carter
Middle School: Carter
High School: Carter

Listing courtesy of Hurd Realty, LLC · MLS #9999577 · Generated November 14, 2026
Information deemed reliable but not guaranteed.

Description

BACK ON THE MARKET - A NEW OPPORTUNITY! Sometimes a real estate transaction doesn't work out because of circumstances beyond the property's control. The previous buyer was unable to sell their home, so this property is available again! Don't miss the opportunity to see all this home has to offer. Luxury meets lifestyle in this beautifully designed 2022 custom brick home situated on 1.01 acres in the desirable River Island community. Offering approximately 3,042 sq. ft. and a two-car garage, this thoughtfully designed home features three main-level bedrooms, an office and 3.5 baths, including a spacious primary suite, plus a versatile upstairs bonus suite with its own full bath, closets, and dedicated HVAC.

The bright, open floor plan showcases hickory hardwood floors, custom trim and built-ins, and an inviting gas-log fireplace. The designer kitchen features custom cabinetry, quartz countertops, stainless steel appliances, induction cooking, and a stunning 10-foot island with abundant storage and a convenient pop-up outlet. A hidden walk-in pantry is seamlessly concealed behind custom cabinetry. The primary suite features a large custom walk-in closet and spa-inspired shower with multiple jets, while the spacious laundry room includes a dedicated pet-washing station. The home is equipped with a compete security system, smart door locks and smart garage doors.

Outside, enjoy a covered paver patio with fire pit, level manicured yard, and custom stamped-concrete driveway and walkways. Located near Seven Islands State Birding Park and the French Broad River, with the golf course at the entrance to River Island, this home offers quality craftsmanship, flexible living space, and an exceptional East Tennessee lifestyle.

Neighborhood Restrictions & Bylaws can be emailed upon request. Buyer and buyer's agent to verify all information. HOME CO-LISTED WITH GREATER IMPACT REALTY, Dandridge, TN Mike & Janet Norton, Realtors

Features & Amenities

INTERIOR

Bonus Room • Built-in Features • Carbon Monoxide Detector(s) • Ceiling Fan(s) • Convection Oven • Cooktop • Dishwasher • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Heating • Entrance Foyer • Fireplace Heating • Gas Log Fireplace • Hardwood Flooring • Heat Pump • Kitchen Island • Living Room Fireplace • Microwave • One and One Half-Level • Open Floorplan • Pantry • Propane Heating • Refrigerator • Smoke Detector(s) • Soaking Tub • Tile Flooring • Utility Sink • Walk-In Closet(s) • Washer Hookup • Wired for Data

EXTERIOR

Brick Exterior • Concrete Driveway • Driveway • Front Porch • Garage Door Opener • Landscaping • Level Lot • Ranch • Rear Porch • Shingle Roof • Slab Foundation

OTHER

Above Average Condition • Cable Available • Electricity Connected • Fiber Connected • Propane • Public Water • Septic Tank Sewer

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SCAN TO VIEW ONLINE
www.brphomes.com/mls/9999577