

726 Old Union Road, Church Hill, TN 37642

\$560,000 · MLS #9999591 · 3 bed / 2 bath · www.brphomes.com/mls/9999591



3
BEDS

2
BATHS

2,030
SQ FT

2018
YEAR BUILT

9.15
ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 2018

Lot Acreage: 9.15

Fireplaces: 1

Above Grade Sq Ft: 2,030

Lot Dimensions: See Acres

City Taxes: \$0

County Taxes: \$2,039.21

Basement Sq Ft: 0

Garage Sq Ft: 0

Elementary School: Church Hill

Middle School: Church Hill

High School: Volunteer

Description

Welcome to 726& Old Union Road in Church Hill, Tennessee! Privacy, acreage, an immaculate home, and outstanding garage and outdoor space come together in this beautiful property. Situated on approx 9.15+/- acres across two parcels, this 2018 on-frame "true modular" comped with stick built homes. This home offers approximately 2,030+/- square feet, 3 bedrooms and 2 full baths with an immaculate, open floor plan. The property offers a peaceful setting with beautiful views and sunsets while remaining convenient to Church Hill and the surrounding Tri-Cities area.

Step inside to engineered laminate wood flooring and a spacious open-concept design. The large kitchen features white cabinetry, abundant cabinet and counter space, a gray tile backsplash, double ovens, dishwasher, electric range, tray ceiling, and a large pantry accented by a beautiful wooden barn-style sliding door. All kitchen appliances remain. The kitchen opens into the spacious living area featuring a gas fireplace, crown molding, recessed lighting, and plenty of room for entertaining or relaxing. The primary bedroom offers laminate flooring, a tray ceiling, and a huge walk-in closet! A large wooden barn-style sliding door leads into the impressive primary bath featuring dual vanity sinks, abundant natural light, and a large custom tiled shower with a built-in seat. The hall bath is equally attractive with plenty of drawers and cabinets with a nice dual vanity sink. All blinds remain with the home. Outdoor living is another highlight of this property. Enjoy the peaceful acreage and privacy from the covered back deck, or spend summer days around the above-ground swimming pool. The owners keep the home cool so we invite you to come and take a look at this amazing home and cool off! One of the property's standout features is the oversized detached commercial-style garage, offering three bays, propane heat, a walk up attic office area and its own electrical service. Whether you need room for vehicles, equipment, a workshop, hobbies, or additional storage, this is an exceptional amount of usable space. An additional outbuilding provides even more storage. The acreage is spread across two parcels, both of which convey with the sale:

Map	031,	Parcel	038.00	--	4.62±	acres
Map	031,	Parcel	038.03	--	4.53±	acres

Both parcels will convey together with this sale. The 2nd parcel address is 712 Old Union Road. This property offers an uncommon combination of an immaculate newer home, approximately 9.15± acres, privacy, outdoor living, pool, multiple outbuildings, and exceptional detached garage space -- all in a desirable Church Hill location. The 2nd parcel can be accessed and is attached to the house parcel but the owner has additional right of way to access the 2nd parcel in case this was needed later for a 2nd access. Pre-approved buyers only are permitted to inquire about or preview this property!! ****Agents, all showings will continue to be scheduled through ShowingTime. This keeps an accurate record of appointments for both the seller and the listing agent. It is the absolute and sole responsibility of the buyer and the buyer's agent to verify any and ALL information stated, represented, demonstrated, or advertised in this entire listing. *AGENTS, ALL appts and showings will be continued to be scheduled thru showing time.

Features & Amenities

INTERIOR

Ceiling Fan(s) • Central Air • Central Heating • Dishwasher • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Heating • Electric Range • Entrance Foyer • Fireplace Heating • Laundry • Living Room Fireplace • Luxury Vinyl Flooring • Open Floorplan • Pantry • Primary Bathroom • Primary Bedroom • Primary Downstairs • Refrigerator • Tile Flooring • Washer Hookup

EXTERIOR

Above Ground • Asphalt Roof • Back Porch/Patio • Cleared Lot • Covered Porch/Patio • Deck • Front Porch • Garage(s) • Gravel • Level Lot • Modular • Pasture • Pasture Lot • Ranch • Rolling Slope Lot • Shed(s) • Vinyl Siding Exterior

OTHER

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

Listing courtesy of KW Kingsport



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www.brphomes.com/mls/9999591