

407 Walnut Street, Erwin, TN 37650

\$175,000 · MLS #10000123 · 2 bed / 1 bath · www.brphomes.com/mls/10000123



TVR MLS

2

BEDS

1

BATHS

912

SQ FT

1930

YEAR BUILT

0.17

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1930

Lot Acreage: 0.17

Fireplaces: 1

Above Grade Sq Ft: 912

Lot Dimensions: 50X150

City Taxes: \$199.23

County Taxes: \$305.36

Basement Sq Ft: 0

Garage Sq Ft: 0

Elementary School: Love Chapel

Middle School: Unicoi Co

High School: Unicoi Co

Description

Welcome to 407 Walnut Street, a charming 2-bedroom, 1-bath cottage offering convenient one-level living in the heart of Erwin! Whether you're searching for a primary residence, looking to simplify, or adding to your investment portfolio, this

home offers an inviting combination of character, functionality, and outdoor space.

A welcoming covered front porch sets the tone and provides the perfect spot for a morning cup of coffee or relaxing at the end of the day. Step inside to find a comfortable living area featuring attractive flooring, neutral colors, abundant natural light, and a cozy fireplace that creates a warm focal point for the room.

The kitchen offers plenty of cabinetry and countertop space, along with multiple windows that keep the space light and bright. One of the home's most practical features is the conveniently located laundry area with additional pantry/storage space, making everyday living easy and efficient. Both bedrooms and the full bath are located on the same level, allowing you to enjoy the convenience of a functional, stair-free interior floor plan.

Outside is where this property really shines! Step onto the rear deck overlooking a large, level backyard with plenty of room for gardening, outdoor entertaining, pets, recreation, or simply enjoying the beautiful East Tennessee seasons. Three storage sheds provide an impressive amount of additional space for lawn equipment, tools, hobbies, bicycles, seasonal items, and more.

Located in Erwin and surrounded by the natural beauty of the mountains of Northeast Tennessee, outdoor recreation is never far away. Enjoy nearby access to the Nolichucky River, Appalachian Trail, Erwin Linear Trail, Rock Creek Recreation Area, hiking, fishing, kayaking, rafting, waterfalls, parks and scenic mountain destinations throughout Unicoi County. The area is also home to destinations such as Lamar Alexander Rocky Fork State Park and the Cherokee National Forest, making Erwin an ideal home base for those who enjoy the outdoors.

With its 2-bedroom layout, one-level living, covered front porch, rear deck, large flat yard and three storage buildings, 407 Walnut Street offers versatility that's becoming harder to find. Convenient to downtown Erwin, local shopping, dining and I-26 for access throughout the Tri-Cities.

Come see the possibilities this charming Erwin cottage has to offer!

Buyer/Buyer's Agent to verify all information.

Features & Amenities

INTERIOR

Ceiling Fan(s) • Ceramic Tile Flooring • Crawl Space Foundation • Drywall Walls • Electric Dryer Hookup • Electric Range • Fireplace Heating • Gas Log Fireplace • Heat Pump • Insulated Windows • Kitchen/Dining Combo • Laundry • Living Room Fireplace • Luxury Vinyl Flooring • Microwave • Natural Gas Heating • One-Level • Paneling Walls • Prefab Fireplace • Refrigerator • Storm Door(s) • Vinyl Flooring • Washer Hookup

EXTERIOR

Back Porch/Patio • Block Foundation • Cottage • Craftsman • Deck • Front Porch • Gravel • Level Lot • Metal Roof • Outbuilding • Shed(s) • Sidewalks • Street Lights • Suburban • Wood Siding Exterior

OTHER

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

Listing courtesy of Property Executives Johnson City



SCAN TO VIEW ONLINE
www.brphomes.com/mls/10000123