

2277 Rock Springs Road, Kingsport, TN 37664

\$1,200,000 · MLS #10000247 · 5 bed / 2 bath · www.brphomes.com/mls/10000247



5

BEDS

2

BATHS

2,508

SQ FT

1984

YEAR BUILT

11.8

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1984

Lot Acreage: 11.8

Fireplaces: 1

Above Grade Sq Ft: 2,508

Lot Dimensions: 11.8 acres

City Taxes: \$2,375.77

County Taxes: \$2,284.82

Basement Sq Ft: 0

Garage Sq Ft: 0

Elementary School: J.W. Adams

Middle School: Robinson

High School: Dobyns Bennett

Description

Welcome to a truly breathtaking 12-acre luxury mini-farm, where refined living, exceptional outdoor spaces, and the peaceful beauty of the East Tennessee countryside come together in one unforgettable property.

From the moment you enter the grounds, this estate makes an impression. A picturesque creek winds through the front of the property, complemented by a charming bridge, fenced pastures, mature trees, rolling hills, and beautiful pastoral views. Follow the driveway through this storybook setting to the stunning all-brick residence, where twin curved staircases frame the front porch and lead to an impressive double-door entrance.

Inside, the thoughtfully designed open floor plan is filled with natural light, beautiful details, and views of the surrounding acreage. A spacious dining room overlooking the front lawn flows seamlessly into the inviting living room, anchored by a brick fireplace and custom built-ins. The adjoining kitchen features shaker-style cabinetry, granite countertops, stainless steel appliances, and two pantries.

The private primary suite is tucked away on one side of the home and features a spacious ensuite with dual vanities, a tiled shower, and walk-in closet. Two additional bedrooms and a second full bath complete this wing. On the opposite side of the home are two more bedrooms, an oversized laundry room with abundant cabinetry and dedicated folding space, and a large mudroom offering even more storage.

The attached carport is anything but ordinary, featuring beautiful tongue-and-groove ceilings and an EV charger while complementing the character and craftsmanship found throughout the property. Designed for both entertaining and unwinding, the home's indoor living spaces transition effortlessly outdoors to a private, resort-like retreat. A 20' x 40' in-ground pool and hot tub are surrounded by lush landscaping and expansive patio space, while a dedicated fire pit area provides the perfect place to gather as the sun goes down. The covered pavilion creates a true outdoor living and dining space. Whether hosting a summer pool party, enjoying dinner outdoors, or simply taking in the peaceful rolling countryside, this is a setting you'll never want to leave.

Beyond the pool lies an exceptional barn with a rocking-chair front porch, concrete flooring, electricity, water, four stalls, and an upper level offering endless possibilities for a workshop, hobby space, man cave, or additional storage. A chicken coop is conveniently located at the rear of the barn, while an additional hay barn and outbuilding provide even more versatility.

With 12 acres of gorgeous grounds, fenced pastures, a creek, multiple barns and outbuildings, equestrian amenities, resort-style outdoor living, and an immaculate one-level brick home, this property offers a rare opportunity to have it all.

Whether you've dreamed of an equestrian estate, luxury mini-farm, private country retreat, or simply room to spread out without sacrificing beautiful finishes and amenities, this extraordinary property delivers a lifestyle that is increasingly hard to find. Despite its peaceful country setting, the property offers convenient access to both I-26 and I-81, making it easy to enjoy the privacy and tranquility of acreage without sacrificing connectivity to the surrounding Tri-Cities area.

Adding to the appeal, significant investments have been made throughout the property, including new flooring throughout, new Champion windows, a new roof, a newly poured concrete driveway, new pool liner and pool decking, underground utilities, new fencing, interior and exterior painting, and a new barn roof--offering the rare combination of established estate character and extensive modern improvements. Peaceful. Private. Immaculate. And absolutely breathtaking.

Lot lines depicted in listing photos are approximate and for illustrative purposes only. All information herein is deemed reliable but is subject to buyer and buyer's agent ver

Features & Amenities

INTERIOR

Brick Fireplace • Carpet Flooring • Central Air • Central Heating • Ceramic Tile Flooring • Dishwasher • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Fireplace Heating • Granite Counters • Great Room Fireplace • Hardwood Flooring •

Heat Pump • Insulated Windows • Laundry • Microwave • Mud Room • One-Level • Open Floorplan • Pantry • Primary Bathroom • Primary Bedroom • Primary Downstairs • Range • Refrigerator • Smoke Detector(s) • Washer Hookup • Wine Refrigerator

EXTERIOR

Attached • Back Porch/Patio • Back Yard Fencing • Barn(s) • Brick Exterior • Carport • Concrete Driveway • Creek/Stream View • Driveway • Front Yard Fencing • In Ground • Landscaping • Level Lot • Outbuilding • Part Wooded Lot • Pasture • Pasture Fencing • Pasture Lot • Patio • Pergola • Poultry Coop • Ranch • Rolling Slope Lot • Shingle Roof • Spa/Hot Tub • Stable(s) • Storage • Traditional • Workshop

OTHER

Above Average Condition • Cable Connected • Electricity Connected • Public Water • Septic Tank Sewer • Underground Utilities • Water Connected

Listing courtesy of Foundation Realty Group



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