

312 Sunnybrook Drive, Bristol, TN 37620

\$399,999 · MLS #10000233 · 4 bed / 3 bath · www.brphomes.com/mls/10000233



4

BEDS

3

BATHS

3,950

SQ FT

1957

YEAR BUILT

0.34

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1957

Lot Acreage: 0.34

Above Grade Sq Ft: 2,050

Lot Dimensions: see acres

City Taxes: \$690.24

County Taxes: \$836.15

Basement Sq Ft: 2,050

Garage Sq Ft: 0

Elementary School: Avoca

Middle School: Tennessee Middle

High School: Tennessee

Description

Completely renovated home in the heart of Bristol, TN! Located in the desirable Avoca School District, this beautifully restored, one-family owned property at 312 Sunnybrook Drive has long been affectionately known as "The Christmas House" famous in the community for its spectacular holiday displays and warm welcoming presence. This home has been

thoughtfully reimagined from top to bottom with all new plumbing, electrical, HVAC, and roof. The renovation was completed to full city standards and comes with the Certificate of Occupancy in hand for total peace of mind. Inside, the layout offers multiple flexible living spaces perfect for hosting and entertaining. Enjoy a formal dining room, a generous walk-in pantry, cozy den and additional sitting rooms, home offices, or creative use of space. This is truly a turn key property ready for its next chapter. Items of interest include two laundry rooms, rooms that can have multi uses, Avoca school district, large home that could fit any buyers needs, a low maintenance yard. Call this home yours today! Buyer/Buyers agent to verify all information. Information is deemed reliable but is not guaranteed. Details gathered from the Estate Representative and CRS.

Features & Amenities

INTERIOR

Ceiling Fan(s) • Central Air • Central Heating • Dishwasher • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Electric Range • Finished Basement • Granite Counters • Laminate Flooring • Laundry • One-Level • Open Floorplan • Ornamental Fireplace • Primary Bathroom • Primary Bedroom • Refrigerator • Remodeled • Restored • Tile Flooring • Utility Room • Walk-In Closet(s) • Walk-Out Access Basement • Washer Hookup

EXTERIOR

Asphalt Roof • Balcony • Carport • Driveway • Front Porch • Level Lot • Mountain(s) View • Ranch • Vinyl Siding Exterior

OTHER

Above Average Condition • Electricity Connected • Public Sewer • Public Water • Updated/Remodeled Condition • Water Connected

Listing courtesy of Van Valkenburgh Realty



SCAN TO VIEW ONLINE
www.brphomes.com/mls/10000233