

259 Alpine Trail, Kingsport, TN 37663

\$509,000 · MLS #10000335 · 3 bed / 2 bath · www.brphomes.com/mls/10000335



3

BEDS

2

BATHS

1,671

SQ FT

2004

YEAR BUILT

0.23

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 2004

Lot Acreage: 0.23

Fireplaces: 1

Above Grade Sq Ft: 1,671

Lot Dimensions: 65x200

City Taxes: \$1,735.59

County Taxes: \$1,668.95

Basement Sq Ft: 817

Garage Sq Ft: 463

Garage Spaces: 2

Elementary School: John Adams

Middle School: Robinson

High School: Dobyns Bennett

Description

Beautifully designed with mountain views, soaring ceilings, and exceptional indoor and outdoor living spaces, this brick and composite siding home offers the ease and convenience of true main-level living. With all three bedrooms, a full bath,

the primary suite, main living areas, outdoor living spaces, and two-car garage conveniently located on one level, the floor plan is as functional as it is inviting. An impressive amount of unfinished basement space adds valuable room for storage, hobbies, a workshop, or future expansion.

The heart of the home is the open kitchen, dining, and living area, where 12-foot ceilings create a bright and spacious feel. The 16' x 21' great room is anchored by a gas-log fireplace, while the kitchen provides plenty of room for everyday living and entertaining and includes a new dishwasher. The side by side refrigerator also conveys. The adjoining dining area flows easily into the main living space.

A desirable split-bedroom floor plan provides privacy for the primary suite, located at the rear of the home, while two secondary bedrooms and a full hall bath are positioned toward the front. The spacious primary suite features double tray a private bath with a separate jetted tub and shower and walk in closet. Nine-foot ceilings throughout the bedrooms add to the home's open and comfortable feel.

Outside, enjoy the mountain views from the 18' x 15' screened porch, complete with a wood stove for extending the season, or relax on the 14' x 15' sun deck, which has been newly sealed and features a privacy screen. A covered patio on the basement level provides yet another outdoor space to enjoy.

The convenience of main-level living continues with an attached two-car garage, while downstairs you'll find approximately 817 square feet of unfinished basement space with tremendous versatility. The large workshop includes a 220-volt receptacle, and an additional unfinished storage area features a roll-up door for convenient access. A rough-in for a future bath adds even more possibilities for the space.

Additional highlights include a gas furnace/heat pump system installed in 2023 and a low-maintenance brick and composite plank exterior.

Centrally located in the Tri-Cities and within the Kingsport City School District, this home offers convenient access to Kingsport, Johnson City, and the surrounding area while still providing beautiful mountain views and a comfortable residential setting.

This home combines a sought-after location, generous ceiling heights, a thoughtful split-bedroom design, multiple outdoor living areas, and exceptional functionality in one appealing package. Information herein deemed reliable but not guaranteed, square footage approximate, Buyer or Buyer's agent to verify. Security cameras in use, see items that will not convey attached.

Features & Amenities

INTERIOR

Block Basement • Carpet Flooring • Central Air • Ceramic Tile Flooring • Concrete Basement • Disposal • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Exterior Entry Basement • Fireplace Heating • Garage Door Basement • Gas Log Fireplace • Gravel Floor Basement • Great Room Fireplace • Hardwood Flooring • Heat Pump • Insulated Windows • Interior Entry Basement • Kitchen/Dining Combo • Natural Gas Heating • One-Level • Prefab Fireplace • Primary Bathroom • Primary Bedroom • Primary Downstairs • Pull Down Stairs Attic • Refrigerator • Security System Owned • Solid Surface Counters • Walk-Out Access Basement • Washer Hookup • Workshop • Workshop Basement

EXTERIOR

Attached • Block Foundation • Brick Exterior • Concrete Driveway • Deck • Enclosed • HardiPlank Type Exterior • Level Lot • Mountain(s) View • Part Wooded Lot • Screened • Shingle Roof • Steep Slope Lot • Traditional

OTHER

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

Listing courtesy of Southern Dwellings



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