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# 3412 Glen Alpine Road, Kingsport, TN 37660

**$235,000** · MLS #10001075 · www.brphomes.com/mls/10001075




| 1958 | 0.28 |
|---|---|
| YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Multi Family
**Sub Type:** Duplex
**Status:** Active
**Year Built:** 1958
**Lot Acreage:** 0.28
**Fireplaces:** 1

**Lot Dimensions:** 228'X73'
**City Taxes:** $0
**County Taxes:** $657.66
**Elementary School:** Sullivan
**Middle School:** Sullivan
**High School:** West Ridge

## Description

Two Living Spaces, One Address -- House Hacker's Dream in Kingsport, TN!

Attention investors, house hackers, and multi-generational families: opportunities like this don't come around often in this price range. This updated Kingsport home is essentially two self-contained living spaces under one roof -- live in one and

rent the other, house extended family with true privacy, or lease both units for maximum cash flow.

Upstairs level: 3 bedrooms, a full bathroom, a kitchen, a comfortable living area, and its own washer and dryer hookups -- a complete, fully functional home on its own.

Downstairs level: A full second kitchen, 2 rooms, a full bathroom, and separate washer and dryer hookups. The basement level features a cozy living area with a fireplace and an attached sunroom that walks out directly to the driveway -- providing a true private, separate entrance. Tenants or family members can come and go without ever crossing paths.

The numbers work because the work is done. In just the past three years, this home has received the kind of capital improvements that protect your investment for decades:

Whole-house rewiring
Updated plumbing throughout including a new main water line
50-gallon water heater (3 months old)
New forced-air HVAC unit upstairs + efficient mini-splits downstairs (independent climate control for each level)
New downstairs kitchen & added living space
New deck
Septic pumped 2 years ago

Separate kitchens, separate laundry, separate entrances, and separate HVAC systems mean genuine independence between levels -- ideal for rental privacy or keeping the peace in a multi-generational household.

The location strengthens the rental story, too: minutes from Kingsport's best shopping and dining, and a short drive to downtown Johnson City, historic Jonesborough, and Bristol -- with hiking trails, parks, and outdoor recreation drawing steady demand to the Tri-Cities area.

Whether you're offsetting your mortgage with rental income, building your portfolio, or bringing the whole family together without sacrificing privacy, this property checks every box. Schedule your showing today -- a setup this flexible won't wait around!

Square footage is based on CRS tax records; buyer to verify. Ceiling height in the basement varies and may be slightly under 7 feet in places.

## Features & Amenities

**INTERIOR**

2nd Kitchen • Basement Fireplace • Central Air • Concrete Flooring • Dishwasher • Drywall Walls • Electric Dryer Hookup • Electric Range • Forced Air Heating • Hardwood Flooring • Heat Pump • In Law Suite • Paneling Walls • Refrigerator • Remodeled • Sunroom-Unheated • Two-Level • Vinyl Flooring • Walk-Out Access Basement • Washer Hookup

**EXTERIOR**

Back Yard Fencing • Duplex • Level Lot • Porch • Rolling Slope Lot • Shingle Roof • Sloped Lot • Split Foyer

**OTHER**

Average Condition • Public Water • Septic Tank Sewer

Listing courtesy of Fathom Realty

SCAN TO VIEW ONLINE
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