

# 2639 Bristol Highway, Gate City, VA 24251

\$90,000 · MLS #10001261 · 1 bed / 1 bath · [www.brphomes.com/mls/10001261](http://www.brphomes.com/mls/10001261)



**1**  
BEDS

**1**  
BATHS

**480**  
SQ FT

**1950**  
YEAR BUILT

## Property Facts

**Property Type:** Residential

**Sub Type:** Single Family Residence

**Status:** Active

**Year Built:** 1950

**Fireplaces:** 0

**Above Grade Sq Ft:** 480

**Lot Dimensions:** 87 x 49 274x 51

**City Taxes:** \$0

**County Taxes:** \$144

**Basement Sq Ft:** 0

**Garage Sq Ft:** 0

**Elementary School:** Hilton

**Middle School:** Gate City

**High School:** Gate City

## Description

Good things can come in small packages and this is a great example. This 1 bedroom 1 bath house has been renovated and move in ready. There is right under 500 sq ft heated and cooled by a central mini split that keeps the home comfortable. Two porches provide space to sit outside and relax with your beverage of choice. A double lot provides

adequate space and this adorable little cottage has all you need to make this your permanent home, vacation home or even a great location for an AirBNB. Located only 30 minutes to Bristol and 20 minutes to Kingsport, this would make a great investment property as well. A cozy living room is open to a fully functional kitchen. A bedroom joins a full bath complete with a stackable washer/dryer combo that will stay. Public sewer is under construction now. All information is deemed reliable and should be verified by Buyers and Buyer's Agent. Call today for your private showing.

## Features & Amenities

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### INTERIOR

Central Heating • Crawl Opening Attic • Dryer • Drywall Walls • Electric Dryer Hookup • Gas Range • Insulated Windows • Laminate Counters • Laminate Flooring • One-Level • Primary Bathroom • Primary Bedroom • Refrigerator • Single Pane Windows • Wall Unit(s) • Washer • Washer Hookup

### EXTERIOR

Block Foundation • Cottage • Front Porch • Gravel • Level Lot • Porch • Shingle Roof • Side Porch • Vinyl Siding Exterior

### OTHER

Above Average Condition • Public Water • Septic Tank Sewer

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Listing courtesy of The Addington Agency Bristol



SCAN TO VIEW ONLINE  
[www.brphomes.com/mls/10001261](http://www.brphomes.com/mls/10001261)