142 Old State Highway 70, Rogersville, TN 37857

$949,900 · MLS #10001273 · 3 bed / 3 bath · www.brphomes.com/mls/10001273



3	3	4,412	1963	11.54
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1963
Lot Acreage: 11.54
Fireplaces: 2
Above Grade Sq Ft: 2,918
Lot Dimensions: See Acres

City Taxes: $0
County Taxes: $3,838.93
Basement Sq Ft: 1,494
Garage Sq Ft: 2,926
Garage Spaces: 3
Elementary School: Hawkins
Middle School: Rogersville
High School: Cherokee

Description

A truly exceptional East Tennessee property offering space, privacy, river views, and an incredible setting for entertaining and country living! Located just minutes south of historic Rogersville, this unique approximately 11.54 acre property features gently rolling land, a mostly fenced pasture, stocked pond, barn with shed space and approximately 1.5 acres of the total land overlooking the Holston River on the opposite side of Old State Route 70.

The traditional-style main residence offers nearly 3,000 sq ft on the main level with 3 bedrooms and 3 full baths. From the

moment you enter, you'll appreciate the quality woodwork, custom details, and thoughtful design throughout. The great room features a fireplace and custom cabinetry, while the spectacular oversized kitchen is truly the heart of the home. Designed for the serious cook and entertainer, it features abundant handmade oak cabinetry, Quartz countertops, a huge custom island, double side-by-side refrigerators, double ovens, a convection oven, under-counter microwave, and warming drawer to make entertaining a breeze.

The home was designed for effortless indoor-outdoor entertaining. A summer kitchen provides convenient access to the rear outdoor living area, where a large built-in saltwater pool, beautiful stone water feature, outdoor fireplace, sitting area, and gazebo create an inviting private retreat. Enjoy spectacular views from every direction.

The finished lower level offers even more versatility, featuring a comfortable den with its own fireplace, a spacious laundry room, and two additional finished rooms ready to adapt to your needs. Whether envisioned as a home office, hobby room, exercise space, guest area, media room, or additional storage, these flexible spaces provide endless possibilities to make the home work for your lifestyle.

Outside, this property truly shines. The 11.54 gently rolling acres are mostly fenced, offering ample pasture space for horses, cattle, goats, or other livestock, while also providing room for gardening, small-scale farming, or simply enjoying wide-open country living. A barn provides valuable shelter and storage, while the stocked pond adds both beauty and recreational appeal. The land offers flexibility to create the mini-farm you've envisioned or simply enjoy the privacy and space of a remarkable rural estate.

For car enthusiasts, hobbyists, collectors, or anyone needing serious workspace, the approximately 3,000 sq ft detached 3-bay garage is an exceptional bonus, offering abundant room for vehicles, equipment, projects, storage, or a workshop. Combined with the riverfront setting, fenced acreage, barn, pond, and extensive outdoor living spaces, the exterior amenities make this property truly one-of-a-kind. All information deemed reliable but not guaranteed. Buyer/Buyer's Agent to verify all information contained herein. 24 HOUR NOTICE FOR SHOWINGS & PRE QUALIFICATION OR PROOF OF FUNDS REQUIRED.

Features & Amenities

INTERIOR

Basement Fireplace • Block Basement • Bonus Room • Built-In Electric Oven • Built-in Features • Ceramic Tile Flooring • Cooktop • Crawl Opening Attic • Dishwasher • Double Oven • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Garden Tub • Hardwood Flooring • Heat Pump • Insulated Windows • Kitchen Island • Laundry • Living Room Fireplace • Microwave • Mud Room • One-Level • Outdoor Fireplace • Recreation Room • Refrigerator • Security System • Solid Surface Counters • Washer Hookup

EXTERIOR

Barn(s) • Block Foundation • Breezeway • Cleared Lot • Composition Roof • Concrete Driveway • Covered Porch/Patio • Garage(s) • Gazebo • In Ground • Landscaping • Pasture • Pasture Fencing • Pasture Lot • Rear Patio • River Front • Rolling Slope Lot • Shed(s) • Sloped Lot • Stone Exterior • Stucco Exterior • Traditional

OTHER

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

Listing courtesy of Property Executives Johnson City

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10001273