

1163 Holston Avenue, Bristol, TN 37620

\$440,000 · MLS #10001627 · 4 bed / 3 bath · www.brphomes.com/mls/10001627



4

BEDS

3

BATHS

4,039

SQ FT

1925

YEAR BUILT

0.37

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1925

Lot Acreage: 0.37

Above Grade Sq Ft: 3,118

Lot Dimensions: 100 x 165

City Taxes: \$1,292.94

County Taxes: \$1,525.54

Basement Sq Ft: 1,221

Garage Sq Ft: 380

Garage Spaces: 1

Elementary School: Anderson

Middle School: Vance

High School: Tennessee

Description

Beautifully updated 4 bedroom, 3 bathroom home with a 2 car garage in a convenient Bristol location. Just 4 minutes from downtown Bristol, 8 minutes from Walmart, 10 minutes from Bristol Motor Speedway, 15 minutes from The Pinnacle, and

approximately 30 minutes from downtown Johnson City.

The main bedroom features a beautiful tile shower, double sink vanity, and spacious walk in closet. Hardwood floors throughout the home were refinished in 2019.

This home has received many major improvements over the years, including a new roof, PEX fresh water plumbing, updated waste plumbing, updated gas piping, new ductwork, and extensive electrical upgrades. The electrical system features a new 400 amp service with generator hookup and new interior panels, leaving plenty of capacity for a future EV charging port.

The basement was fully remodeled in 2025 and offers additional flexible living space, a shop or multipurpose area, a sink, mini split systems, improved insulation, and an ERV system. The radon mitigation system was also updated.

Outside, you will find a greenhouse and a couple of raised garden beds, providing a great setup for anyone looking to start or expand a home garden. The property also features a playground and spacious porches on both the main and upper floors, offering plenty of room to relax and enjoy the outdoors. The deck stairs have been rebuilt, and the deck has been refinished.

Additional improvements include structural repairs and updated upstairs closets.

With plenty of space, extensive updates, outdoor living areas, garden space, a playground, and a convenient location close to shopping, dining, and entertainment, this home is ready for its next owner! All information deemed reliable but not guaranteed. Buyer and buyer's agent to verify all.

Features & Amenities

INTERIOR

Built-in Features • Ceiling Fan(s) • Central Air • Ceramic Tile Flooring • Dishwasher • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Gas Range • Hardwood Flooring • Heat Pump • Kitchen Island • Natural Gas Heating • Partially Finished Basement • Plaster Walls • Primary Bathroom • Primary Bedroom • Primary Downstairs • Refrigerator • Remodeled • Solid Surface Counters • Two-Level • Walk-Out Access Basement • Washer Hookup • Window Treatments

EXTERIOR

Asphalt • Back Porch/Patio • Brick Exterior • Circular Driveway • Covered Porch/Patio • Deck • Detached • Front Porch • HardiPlank Type Exterior • Landscaping • Level Lot • Shingle Roof • Sidewalks • Sloped Lot

OTHER

Above Average Condition • Public Sewer • Public Water

Listing courtesy of NextHome Magnolia Realty



SCAN TO VIEW ONLINE
www.brphomes.com/mls/10001627