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374 Clearwater Drive, Kingsport, TN 37664

$795,000 · MLS #10002823 · 6 bed / 4 bath · www.brphomes.com/mls/10002823



6	4	4,095	1969	0.39
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1969
Lot Acreage: 0.39
Fireplaces: 1
Above Grade Sq Ft: 2,070
Lot Dimensions: 132.48 x 140.09 irr

City Taxes: $1,765.36
County Taxes: $1,697.58
Basement Sq Ft: 2,025
Garage Sq Ft: 500
Garage Spaces: 2
Elementary School: Johnson
Middle School: Robinson
High School: Dobyns Bennett

Description

THE RETREAT ON CLEARWATER | LAKEFRONT LIVING ON FORT PATRICK HENRY LAKE

Discover a place where you can retreat from the everyday without leaving the convenience of Kingsport. Situated on approximately 0.39 acres with 136 feet of lake frontage, this traditional style all-brick, six-bedroom, four-bath home offers 4,095 finished square feet, multiple living spaces, and a peaceful setting in a tranquil cove on Fort Patrick Henry Lake. With approximately 30 feet of water depth directly in front of the two-story floating dock with lift, this property offers an inviting opportunity to embrace lake life throughout the seasons.

Inside, the main-level living and dining areas take full advantage of the setting, with panoramic lake views framed by a dramatic floor-to-ceiling window. Hardwood floors and an updated kitchen featuring granite countertops and oak cabinetry add to the appeal. The main-level owner's suite offers its own custom bay window overlooking the water, a walk-in closet, and an ensuite bathroom with an updated shower, vanity, toilet, and flooring. Three additional bedrooms with spacious closets provide flexibility for family, guests, or home office space, all on the main level of the house.

Outdoor living is at the heart of The Retreat on Clearwater. Newly replaced upper and lower rear porches offer room to entertain, relax, and take in the views, while the lower-level hot tub overlooks the tranquil waters. Twinkling café lights add ambiance to evenings outdoors, and a lakeside fire pit creates a natural gathering place for friends and family. The gently sloping lawn leads toward the water, while a lake-fed irrigation system, established pear and peach trees, and space for a garden add to the property's natural charm. There's also room to park an RV.

The lower level offers additional living and gathering space, including a spacious den with a wood-burning stove fireplace and its own exterior entrance near the detached brick two-car garage with a workshop area. A laundry/mudroom provides generous storage for life jackets, swimsuits, towels, and other lake-day essentials, with the added convenience of a laundry chute from the main level. This level also features a bedroom with an adjoining full bathroom and an expansive sixth bedroom/bonus room with two walk-in closets, a sink area, and a custom bay window overlooking the lake.

Built in 1969, the home has been freshly painted inside in 2026, the roof is 8 years old and one HVAC unit replaced in 2020. Public water, city sewer, and public trash service add everyday convenience. With its generous living space, flexible layout, detached garage/workshop, and exceptional waterfront setting, this property offers possibilities for a full-time residence, a private lake escape, or a vacation-home opportunity.

The Retreat on Clearwater is more than a home--it's an invitation to slow down, gather by the water, and enjoy the best of lakefront living while staying close to everything Kingsport has to offer.

All information is deemed reliable but not guaranteed, information taken from tax records and 3rd party sources. Buyer to verify all information.

Features & Amenities

INTERIOR

Attic Fan • Bonus Room • Built-in Features • Carpet Flooring • Ceiling Fan(s) • Central Air • Central Heating • Ceramic Tile Flooring • Cooktop • Crawl Opening Attic • Den Fireplace • Dishwasher • Double Oven • Drywall Walls • Electric Dryer Hookup • Entrance Foyer • Finished Basement • Full Basement • Granite Counters • Hardwood Flooring • Heat Pump • Hot Water Heating • In Law Suite • Interior Entry Basement • Laminate Flooring • Laundry • Microwave • Mud Room • Multi/Split-Level • Primary Bathroom • Primary Bedroom • Refrigerator • Storm Door(s) • Utility Room • Utility Sink • Walk-In Closet(s) • Washer Hookup • Wood Burning Stove Fireplace • Wood Stove Heating • Workshop

EXTERIOR

Back Porch/Patio • Block Foundation • Brick Exterior • Deck • Detached • Dock • Driveway • Front Porch • Garage Door Opener • Lake • Lake Front • Level Lot • Mountain(s) View • Part Wooded Lot • RV Parking • Shingle Roof • Side Porch • Sloped Lot • Split Foyer • Traditional • Water View

OTHER

Above Average Condition • Average Condition • Cable Available • Electricity Connected • Phone Available • Public Sewer • Public Water • Sewer Connected • Water Connected

Listing courtesy of Conservus Homes

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