199 Culdesac Drive, Gate City, VA 24251

$275,000 · MLS #10002054 · 3 bed / 1.5 bath · www.brphomes.com/mls/10002054



3	1.5	2,069	1925
BEDS	BATHS	SQ FT	YEAR BUILT

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1925
Above Grade Sq Ft: 2,069
Lot Dimensions: 128A A 19
City Taxes: $0
County Taxes: $255.64
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Hilton
Middle School: Gate City
High School: Gate City

Description

Welcome home to this fully remodeled 1925 farmhouse at the end of a quiet cul-de-sac in the heart of Hiltons. This is a complete top-to-bottom remodel, with every component of the home touched within the past year. It has new electrical throughout (wiring, panel box, outlets, and switches), new plumbing, new HVAC with a heat pump, new insulation, new

walls and flooring, and a new roof, siding, gutters, and double-pane windows. You get the character of a century-old farmhouse with the systems and peace of mind of a new build.

The home sits on a level lot away from the main road, with a large yard and mountain views from both the covered front porch and the side deck. The deck is just off the sunroom through a sliding glass door.

A leaded-glass front door opens into a welcoming foyer with a two-tone staircase. Light luxury vinyl plank flooring runs throughout the main living areas. There are two living spaces, one with a built-in TV niche, and the dining area has recessed built-in shelving. The kitchen features natural wood shaker cabinets, butcher block counters, a marble-look tile backsplash, and stainless appliances. A second wall of cabinetry and counter space makes a great coffee bar or buffet. The heated sunroom has durable tile flooring and leads to a separate laundry room with a new water heater.

The main-level primary bedroom has its own half bath. The full bath offers a wood-look tile tub surround, built-in shelving, and a fogless mirror. Upstairs, a spacious bedroom has a white plank ceiling, paneled walls, two closets, and plenty of natural light. The TV and LG front-load washer and dryer all convey.

Storage is a standout. There's a walk-in attic, and the crawl space has been mitigated with a vapor barrier and dehumidifier so it can be used for storage. A long attached carport adds covered parking and space for relaxing or entertaining.

Public sewer is expected to be available soon, and the tap fee has already been paid. Taxes are low, and the home is vacant and ready for immediate occupancy.

You'll be just blocks from the Holston River, minutes from the Carter Fold, about 15 minutes from Kingsport, and about 30 minutes from Bristol's Hard Rock Casino, historic downtown, and Birthplace of Country Music Museum. Cash, Conventional, FHA, USDA, and VA financing are welcome. Buyer to verify all information.

Features & Amenities

INTERIOR

Built-in Features • Crawl Space Foundation • Dishwasher • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Range • Floored Attic • Heat Pump • Insulated Windows • Laundry • Luxury Vinyl Flooring • Microwave • Primary Bathroom • Primary Bedroom • Primary Downstairs • Refrigerator • Remodeled • Two-Level

EXTERIOR

Block Foundation • Carport • Deck • Farm House • Front Porch • Level Lot • Mountain(s) View • Shingle Roof • Vinyl Siding Exterior

OTHER

Public Water • Septic Tank Sewer • Updated/Remodeled Condition

Listing courtesy of eXp Realty, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10002054