

208 Garland Branch Road, Watauga, TN 37694

\$205,000 · MLS #10002573 · 3 bed / 2 bath · www.brphomes.com/mls/10002573



3

BEDS

2

BATHS

1,120

SQ FT

2007

YEAR BUILT

1.05

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 2007

Lot Acreage: 1.05

Above Grade Sq Ft: 1,120

Lot Dimensions: IRR +-226'x220'

City Taxes: \$0

County Taxes: \$481.24

Basement Sq Ft: 0

Garage Sq Ft: 0

Elementary School: Central

Middle School: Central

High School: Happy Valley

Description

A little breathing room, a mountain backdrop, and the big updates already handled! Set on 1.05 unrestricted acres in rural Watauga. The covered front porch and deck wrap around the side, offering a welcoming spot to enjoy your peaceful setting.

Features								Include:
-	Open	kitchen	with	an	eat-in	area		
-	Primary	suite	with	a	private	full	bath	
-		Separate			laundry		room	
-	New		metal		roof		2025	
-		New			HVAC		2025	
-	Laminate	wood	&	new	vinyl	flooring		
-			Permanent			foundation		
-		Storage		in		crawlspace		
-	Not		in	a	flood	zone		
-	Private,	partially	wooded	1.05-acre	lot,	no	restrictions	

A comfortable country mountain home with updates and outdoor space to make your own! Check this one out on the map: close to shopping, medical, famous fishing lakes and rivers, and quick state-line travel.

Features & Amenities

INTERIOR

Ceiling Fan(s) • Crawl Space Foundation • Dishwasher • Eat-in Kitchen • Electric Dryer Hookup • Electric Heating • Electric Range • Heat Pump • Insulated Windows • Laminate Counters • Laminate Flooring • Laundry • One-Level • Storage Attic • Vinyl Flooring • Washer Hookup

EXTERIOR

Block Foundation • Covered Porch/Patio • Deck • Double Wide • Driveway • Gravel • Metal Roof • Mountain(s) View • Part Wooded Lot • Pillar/Post/Pier Foundation • Ranch • Side Porch • Sloped Lot • Vinyl Siding Exterior

OTHER

Average Condition • Cable Connected • Electricity Connected • Public Water • Septic Tank Sewer • Sewer Connected • Water Connected

Listing courtesy of Lantern Real Estate



SCAN TO VIEW ONLINE
www.brphomes.com/mls/10002573