# 2960 Island Road, Blountville, TN 37617

**$425,000** · MLS #10003041 · 3 bed / 2.5 bath · www.brphomes.com/mls/10003041




| 3 | 2.5 | 2,530 | 1978 | 2.4 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 1978
**Lot Acreage:** 2.4
**Fireplaces:** 2
**Above Grade Sq Ft:** 1,580
**Lot Dimensions:** See Acres

**City Taxes:** $0
**County Taxes:** $1,252.82
**Basement Sq Ft:** 950
**Garage Sq Ft:** 2,018
**Garage Spaces:** 5
**Elementary School:** Holston
**Middle School:** Sullivan Central Middle
**High School:** West Ridge

## Description

Custom-built in ranch home and set on 2.45 acres just off Highway 394, this home pairs comfortable single-level living with the kind of garage and shop space that's hard to find. The main level offers 1,580 sq ft of open-concept living

centered on a river rock fireplace. You'll find a kitchen with solid oak cabinetry and a large peninsula, a laundry room with a utility sink and built-in storage, and three bedrooms. That includes a primary suite with its own bath, plus a hall bath with a walk-in shower and grab bars. The finished basement adds 950 sq ft (2,530 finished sq ft in all), with a second river rock fireplace, a wet bar with lots of built-in cabinetry, entertaining space, a half bath and a built-in safe. There are two-and-a-half baths in total. Outside, you'll enjoy covered patios on the back and side of the home, a metal roof, and river rock retaining walls.

For hobbyists, tradespeople or anyone who needs room for vehicles and equipment, there are five garage bays in total. That includes a 630 sq ft attached garage, a 1,388 sq ft detached garage and a 240 sq ft carport. There's also a dedicated 905 sq ft workshop with a built-in exhaust system that vents behind the structure.

A single-wide home on the property conveys with no value assigned. With a few thousand dollars in repairs, it could produce income again. The manufactured-home site is grandfathered: if the single-wide is removed, a replacement must be installed within 30 days to keep that status (buyer to verify). The home is minutes from I-81, with easy access to Bristol, Kingsport and Johnson City.

## Features & Amenities

### INTERIOR

Bar • Bonus Room • Built In Safe • Built-in Features • Carpet Flooring • Den Fireplace • Dishwasher • Double Pane Windows • Dryer • Drywall Walls • Finished Basement • Full Basement • Heat Pump • Insulated Windows • Laminate Flooring • Laundry • Living Room Fireplace • Microwave • One-Level • Open Floorplan • Primary Bathroom • Primary Bedroom • Range • Refrigerator • Stone Fireplace • Tile Flooring • Utility Sink • Washer • Workshop

### EXTERIOR

Asphalt • Block Foundation • Brick Exterior • Carport • Cleared Lot • Covered Porch/Patio • Detached • Driveway • Gravel • Metal Roof • Part Wooded Lot • Patio • Ranch • Rear Patio • Rolling Slope Lot • Second Garage • Vinyl Siding Exterior

### OTHER

Above Average Condition • Public Water • Septic Tank Sewer

Listing courtesy of eXp Realty, LLC

SCAN TO VIEW ONLINE
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