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420 Cottage Way, Parrottsville, TN 37843

$319,900 · MLS #10003274 · www.brphomes.com/mls/10003274



2002	3
YEAR BUILT	ACRES

Property Facts

Property Type: Multi Family
Sub Type: Duplex
Status: Active
Year Built: 2002
Lot Acreage: 3
Lot Dimensions: See acres

City Taxes: $0
County Taxes: $1,585.06
Elementary School: Parrottsville
Middle School: Out Of Area
High School: Cocke Co

Description

Rare find: two large, renovated residences on 3 park-like acres, priced well below the cost to build.

This side-by-side duplex in Parrottsville offers two spacious 1,008 sf homes, each with 2 bedrooms, 1 bath and an open, light-filled kitchen and living area. Built in 2002 and renovated in 2023, both feature luxury vinyl plank floors, updated

kitchens with new appliances, fresh paint, new lighting and ceiling fans, their own heat pumps, W/D hookups and covered front porches, all under a metal roof.

The land is the showstopper: 3 acres of open ground backed by woods, with room for gardens, a fire pit, a play area or a workshop, just minutes from Newport. Space like this is hard to find with any rental, let alone a newer one.

Both homes are leased at $1,000/month through April 30, 2027, so income starts day one, and tenants pay their own separately metered electric and water. Live in one and rent the other, or keep both as rentals and let the property work for you.

Building new in East Tennessee runs $200+ per sf before land. Here you get two renovated homes and 3 acres for about $159 per sf.

Tenant-occupied. Please do not walk the property or disturb the tenants. Showings only after an accepted offer, during the inspection period, with proof of funds or lender pre-approval. Contact the listing agent for the full investment package with photos, aerial, rent roll and projected income.

Features & Amenities

INTERIOR

Ceiling Fan(s) • Central Air • Central Heating • Crawl Space Foundation • Double Pane Windows • Kitchen/Dining Combo • Luxury Vinyl Flooring • One-Level • Open Floorplan • Range • Refrigerator • Remodeled • Smoke Detector(s)

EXTERIOR

Block Foundation • Duplex • Front Porch • Gravel • Metal Roof • Rolling Slope Lot • Vinyl Siding Exterior

OTHER

Above Average Condition • Leases • Pro-Forma Statement • Public Water • Updated/Remodeled Condition

Listing courtesy of eXp Realty, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10003274