247 Friendship Drive, Bristol, TN 37620

$649,000 · MLS #10003477 · 4 bed / 2.5 bath · www.brphomes.com/mls/10003477



4	2.5	2,653	1977	1.39
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1977
Lot Acreage: 1.39
Above Grade Sq Ft: 2,271
Lot Dimensions: 384' X 170" IRR
City Taxes: $0
County Taxes: $1,254.84
Basement Sq Ft: 382
Garage Sq Ft: 518
Garage Spaces: 2
Elementary School: Emmett
Middle School: Sullivan East
High School: Sullivan East

Description

South Holston Lake frontage on 1.39 acres in Sullivan County, about 25 minutes from downtown Bristol. This 1977 home sits on a double lot with a level lawn and a path down to the water, and it's been thoroughly updated. The main level has a

kitchen with quartz countertops and new appliances, new LVP flooring, and cellular shades. All three bathrooms have been fully remodeled, including a main-level bath with a walk-in shower. There are three bedrooms upstairs, including a primary with a private balcony, and a fourth bedroom downstairs. The walk-out lower level adds a finished den with new LVP flooring, a laundry area and a full bath, plus unfinished space for storage. Outside, enjoy the newly replaced deck, a screened porch with a new roof, and a detached garage with new 10-foot doors and openers and a bonus room above it. Other updates include new shingles on the house and garage (2026), fresh interior paint including ceilings, new ceiling fans in the living room, den and all four bedrooms, LED lighting in the basement, garage and exterior, and a 2023 water heater. The washer, dryer and refrigerator stay. Private well with an iron filtration system, and septic. No HOA. Schedule your private showing today.

Features & Amenities

INTERIOR

Baseboard Heating • Block Basement • Bonus Room • Ceiling Fan(s) • Dishwasher • Double Pane Windows • Dryer • Drywall Walls • Electric Dryer Hookup • Electric Range • Insulated Windows • Kitchen Island • Laundry • Luxury Vinyl Flooring • Part Finished Attic • Partial Heat Basement • Partially Finished Basement • Primary Bedroom • Primary Downstairs • Refrigerator • Remodeled • Security System • Security System Owned • Stone Counters • Tile Flooring • Two-Level • Washer • Washer Hookup • Window Treatment-Some • Window Unit(s)

EXTERIOR

Block Foundation • Deck • Detached • Driveway • Dutch Colonial • Front Porch • Garage(s) • Lake • Lake Front • Mountain(s) View • Part Wooded Lot • Porch • Rear Porch • Rolling Slope Lot • Shed(s) • Shingle Roof • Side Porch • Sloped Lot • Vinyl Siding Exterior • Water View • Wrap Around

OTHER

Average Condition • Septic Tank Sewer • Updated/Remodeled Condition • Well Water

Listing courtesy of eXp Realty, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10003477