

2070 King College Road, Bristol, TN 37620

\$825,000 · MLS #9990253 · 6 bed / 5.5 bath · brphomes.com/mls/9990253



6

BEDS

5.5

BATHS

5,543

SQ FT

1999

YEAR BUILT

1.35

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1999

Lot Acreage: 1.35

Fireplaces: 1

Above Grade Sq Ft: 4,179

Lot Dimensions: 204.36 X 321.65 IRR

City Taxes: \$4,161.40

County Taxes: \$3,637.90

Basement Sq Ft: 1,542

Garage Sq Ft: 1,508

Garage Spaces: 4

Elementary School: Holston View

Middle School: Vance

High School: Tennessee

Description

This property is subject to a 48-hour first right of refusal. RARE 5,400 SQ FT ESTATE ON 1.3 UNRESTRICTED ACRES

This isn't your typical large home--it's three living spaces engineered into one thoughtfully designed property. Built for families who need independence without separation.

THE MAIN LEVEL: TWO PRIMARY SUITES

Grand foyer opens to an expansive kitchen with granite counters, stainless appliances, double oven, and oversized natural gas cooktop set in the island. Flows into living room with natural gas logs and backyard views. Formal dining room and arched-entry sitting room (office, lounge, or flex space).

Main primary suite: tray ceiling, ensuite with dual granite vanities, sit-down makeup counter, oversized jetted whirlpool tub, separate shower, large walk-in closet.

Second primary suite: private bathroom. Designed for aging parents, extended family, or guests who stay longer than a weekend.

Oversized laundry room with sink and folding counter off upper 2-car garage. Two half baths on main level.

UPSTAIRS: PRIVATE QUARTERS FOR KIDS OR GUESTS
Three generously sized bedrooms, each with walk-in closet. Full bathroom. Bonus alcove perfect for homework, gaming, or reading.

THE BASEMENT: A COMPLETE SEPARATE RESIDENCE
Fully finished with full kitchenette, spacious living area, bedroom with full bathroom, and its own 2-car garage with private entrance. Functions as an in-law suite, rental income opportunity, or guest quarters with total privacy.

THE BONUS: 400 SQ FT EXTERIOR LIVING SPACE
Accessible via exterior stairs off back deck. Private entrance, half bathroom. Ideal for home office, art studio, gym, or creative retreat.

THE PROPERTY: 1.3 ACRES, NO HOA, ENDLESS POSSIBILITIES
Unrestricted land. Fenced backyard. 4-car garage total. Minutes from Bristol Golf Course. The freedom to live, work, and build exactly how you want.

This estate doesn't just offer space--it offers solutions. Multigenerational living. Home-based business flexibility. Privacy when you need it, togetherness when you want it.

All information deemed reliable but subject to buyer/buyer's agent verification.

Features & Amenities

INTERIOR

2 Person Tub • 2nd Kitchen • Apartment • Bonus Room • Carpet Flooring • Central Air • Central Heating • Central Vacuum • Ceramic Tile Flooring • Cooktop • Dishwasher • Disposal • Double Oven • Drywall Walls • Entrance Foyer • Finished Basement • Gas Log Fireplace • Granite Counters • Hardwood Flooring • Heat Pump • In Law Suite • Intercom • Kitchen Island • Laundry • Living Room Fireplace • Mud Room • Pantry • Primary Bathroom • Primary Bedroom • Primary Downstairs • Refrigerator • Sitting • Smoke Detector(s) • Studio • Three Or More-Level • Utility Sink • Walk-In Closet(s)

EXTERIOR

Back Yard Fencing • Brick Exterior • Colonial • Concrete Driveway • Driveway • Front Porch • Rear Patio • Rolling Slope Lot • Shingle Roof • Traditional • Underground

OTHER

Above Average Condition • Cable Connected • Electricity Connected • Natural Gas Connected • Public Sewer • Public Water • Sewer Connected • Underground Utilities • Water Connected

Listing courtesy of Foundation Realty Group



SCAN TO VIEW ONLINE
brphomes.com/mls/9990253