

2325 Colonial View Road, Kingsport, TN 37663

\$575,000 · MLS #9991405 · 3 bed / 2.5 bath · brphomes.com/mls/9991405



3

BEDS

2.5

BATHS

2,350

SQ FT

2008

YEAR BUILT

0.54

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 2008

Lot Acreage: 0.54

Fireplaces: 1

Above Grade Sq Ft: 2,350

Lot Dimensions: 120 x 200

City Taxes: \$2,149.46

County Taxes: \$2,066.93

Basement Sq Ft: 2,716

Garage Sq Ft: 462

Garage Spaces: 2

Elementary School: John Adams

Middle School: Robinson

High School: Dobyne Bennett

Description

Under Contract with a 48 Hour First Right of Refusal. Perched on a private dead-end street overlooking panoramic Appalachian Mountain scenery, this custom-built residence delivers refined craftsmanship, impressive scale, and innovative design -- perfectly tailored for elegant one-level living. Inside, nine-foot ceilings, real hardwood floors, and expansive windows create a bright, refined atmosphere while beautifully framing the surrounding landscape. The

thoughtfully designed open living and dining areas flow effortlessly, anchored by a striking stone fireplace and panoramic mountain views -- perfect for both everyday living and entertaining. Designed with both form and function in mind, the kitchen showcases granite surfaces, custom cabinetry, an oversized island, and premium Bosch appliances for a truly elevated culinary experience. The spacious primary suite serves as a true private retreat, highlighted by crown-vaulted ceilings and generously scaled bedroom and bath spaces. Built with exceptional long-term capacity, the home features 400-amp electrical service -- double the power of most homes -- including a dedicated 200-amp subpanel in the lower level. This infrastructure allows for future expansion, a secondary kitchen, workshop, or luxury entertainment suite with ease. The oversized custom garage is equally impressive, with epoxy floors, metal cabinetry, new LED lighting, a recently replaced insulated door, and EV charging capability with a Tesla charger already installed. The walk-out lower level is already framed, plumbed, and wired, offering the next owner a rare opportunity to complete a guest suite, multi-generational living space, or entertainment retreat with the structural groundwork already complete. Outdoor living shines with brand-new decks positioned to maximize the mountain views. Located in an unbeatable Location that's conveniently situated near I-81 and I-26, this home offers quick access to all that Kingsport, Johnson City, and Bristol have to offer-- right in the center of the Tri-Cities. This beautifully designed custom home brings together privacy, quality construction, and long-term value in a truly special setting.

Features & Amenities

INTERIOR

Carpet Flooring • Ceramic Tile Flooring • Dishwasher • Disposal • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Fireplace Heating • Full Basement • Gas Log Fireplace • Granite Counters • Great Room Fireplace • Hardwood Flooring • Heat Pump • Insulated Windows • Kitchen Island • Laundry • Microwave • One-Level • Open Floorplan • Plumbed Basement • Primary Bathroom • Primary Bedroom • Pull Down Stairs Attic • Range • Refrigerator • Rough in Bath • Unfinished Basement • Walk-In Closet(s) • Walk-Out Access Basement • Washer Hookup • Whirlpool

EXTERIOR

Attached • Back Porch/Patio • Brick Exterior • Concrete Driveway • Covered Porch/Patio • Deck • Garage Door Opener • HardiPlank Type Exterior • Landscaping • Level Lot • Mountain(s) View • Ranch • Shingle Roof • Steep Slope Lot • Stone Exterior

OTHER

Above Average Condition • Electricity Connected • Public Sewer • Public Water • Sewer Connected • Water Connected

Listing courtesy of A Team Real Estate Professionals



SCAN TO VIEW ONLINE
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