



1939 Riverport Road, Kingsport, TN 37660

\$2,510,000 · MLS #9994882 · 5 bed / 6 bath · brphomes.com/mls/9994882



5

BEDS

6

BATHS

6,484

SQ FT

1953

YEAR BUILT

19.47

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1953

Lot Acreage: 19.47

Fireplaces: 2

Above Grade Sq Ft: 4,864

Lot Dimensions: 19.47 acres

City Taxes: \$2,957.50

County Taxes: \$2,843.44

Basement Sq Ft: 2,475

Garage Sq Ft: 0

Elementary School: Washington-Kingsport City

Middle School: Sevier

High School: Dobyns Bennett

Description

A One-of-a-Kind Home on One-of-a-Kind Land - A Private World Inside the City Limits.

Just when you think you've seen every beautiful property Kingsport, Tennessee has to offer, one unexpected turn into one of the oldest and most historic areas of town reveals something extraordinary. Another turn, and suddenly you enter a setting that feels like its own private world - peaceful, secluded, and breathtakingly beautiful.

This remarkable estate has been a private farm for generations, with much of the acreage preserved in the Greenbelt, allowing the land to remain open, rolling, and protected. All of this sits quietly inside one of Kingsport's most beautiful neighborhoods, where people drive by every day having no idea that this hidden paradise even exists. What they cannot see from the road are the sweeping fields, the mountain views, the Holston River shimmering in the distance, the barn, the green house, the working sheds, and the garden areas ready for planting and living off the land. This is a property that reveals itself only to those invited in.

At the heart of this estate stands a nearly 5,000 sq. ft. custom-designed, one-level home, originally built in 1953 and lovingly expanded over the years. This one-owner home has grown gracefully, with every addition professionally designed and seamlessly integrated to create a layout that is both expansive and warm. The result is a home that lives beautifully - spacious, inviting, and filled with character.

Stepping through the front door, you are immediately surprised by the openness and elegance of the floor plan. The welcoming foyer unfolds in every direction, offering a large study or bedroom, a generous dining area, and a grand great room that flows effortlessly into a beautiful, window-filled kitchen. Every room is wrapped in windows, and every window frames a view that feels like a painting mountains, rolling farmland, and the sparkling Holston River. The natural light and scenery are unforgettable.

A peaceful central sitting room anchors the bedroom wing -- a perfect space for quiet mornings, evening conversations, or simply unwinding before retreating to your private bedrooms and baths. From this area, stairs lead to the finished portion of the basement, offering additional bedrooms, a full bath, and expansive areas ideal for entertaining, recreation, hobbies, or multi-generational living. Beyond the finished space, the unfinished basement provides even more room for storage, workshops, or future expansion.

Outside, the land is nothing short of spectacular. The breathtaking mountain views and Holston River vistas rise all around you, changing with every season and every sunrise. The property's agricultural heritage remains intact with its barn, GREEN House, working sheds, and garden areas - perfect for those who dream of raising plants, growing food, or simply enjoying the freedom of open land. It is a rare blend of city convenience and country serenity, offering privacy, beauty, and endless inspiration.

This is more than a home, more than a farm. It is a legacy - a place meant to be cherished, lived in, and passed down.

Features & Amenities

INTERIOR

24 Hour Security • Attic Fan • Bar • Basement Fireplace • Block Basement • Built-In Electric Oven • Built-in Features • Carpet Flooring • Cedar Closet(s) • Ceiling Fan(s) • Central Air • Central Heating • Concrete Basement • Concrete Flooring • Crawl Opening Attic • Dishwasher • Disposal • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Heating • Entrance Foyer • Exterior Entry Basement • Fireplace Heating • French Doors • Garden Tub • Gas Log Fireplace • Gas Range • Handicap Modified • Hardwood Flooring • Hot Water Heating • Insulated Windows • Interior Entry Basement • Kitchen Island • Laminate Flooring • Laundry • Living Room Fireplace • Natural Gas Heating • Open Floorplan • Paneling Walls • Pantry • Partial Heat Basement • Partially Finished Basement • Plaster Walls • Plumbed Basement • Remodeled • Security System Leased • Skylight(s) • Slate Flooring • Sliding Doors • Soaking Tub • Solid Surface Counters • Stone Fireplace • Storm Door(s) • Tile Counters • Tile Flooring • Two-Level • Utility Room • Utility Sink • Walk-In Closet(s) • Walk-Out Access Basement • Wall Furnace Heating • Washer Hookup • Wet Bar • Whirlpool • Window Treatment-Some • Wired for Data • Wood Walls • Workshop • Workshop Basement

EXTERIOR

Asphalt • Asphalt Roof • Attached • Back Porch/Patio • Balcony • Barn(s) • Block Foundation • Breezeway • Brick Exterior • Carport • Circular Driveway • Cleared Lot • Concrete Perimeter Foundation • Creek/Stream View • Fitness Center • Front Patio • Garden • Golf Course • Greenhouse • Landscaping • Level Lot • Mid-Century Modern • Mountain(s) View • Park • Part Wooded Lot • Pasture • Pasture Lot • Patio • Pergola • Porch • Rear Patio • Restaurant • Rolling Slope Lot • Shed(s) • Shingle Roof • Sidewalks • Sloped Lot • Street Lights • Terrace • Water View • Wood Siding Exterior • Wooded Lot

OTHER

At Road Water • Average Condition • Cable Available • Electricity Available • Electricity Connected • Natural Gas Available • Natural Gas Connected • Public Sewer • Public Water • Rec Right of Way Easements • Sewer Available • Sewer Connected • Underground Utilities • Water Connected • Well Water



LISTED BY

Connie Salyer

Blue Ridge Properties

423-534-1621

cesalyer@chartertn.net



SCAN TO VIEW ONLINE
brphomes.com/mls/9994882