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# 1565 Broad Street, Elizabethton, TN 37643

\$859,900 · MLS #9994838 · 3 bed / 3 bath · [brphomes.com/mls/9994838](https://brphomes.com/mls/9994838)



TVR MLS

3

BEDS

3

BATHS

3,068

SQ FT

2007

YEAR BUILT

## Property Facts

**Property Type:** Residential

**Sub Type:** Single Family Residence

**Status:** Active

**Year Built:** 2007

**Fireplaces:** 3

**Above Grade Sq Ft:** 2,214

**Lot Dimensions:** 100x150

**City Taxes:** \$0

**County Taxes:** \$2,151.66

**Basement Sq Ft:** 2,007

**Garage Sq Ft:** 591

**Garage Spaces:** 3

**Elementary School:** Hunter

**Middle School:** Hunter

**High School:** Unaka

## Description

MOTIVATED

SELLER!

DROPPED

\$20,000

BELOW

ORIGINAL

LIST

PRICE!

Welcome to a rare opportunity on the iconic Watauga River one of East Tennessee's premier fly fishing destinations. Perfectly positioned in front of one of the most productive fishing spots on the entire river, this exceptional A-frame cabin offers an unmatched blend of mountain serenity, modern comfort, and strong income potential.

Whether you're searching for a high-performing Airbnb investment or a full-time riverfront retreat, this property delivers. Direct river access with dock and boat ramp where you can enjoy world-class trout fishing just steps from your door an experience that continues to draw visitors year-round.

The cabin itself is the definition of rustic luxury, featuring true A frame architecture centered around a stunning floor to ceiling stone fireplace in the open concept living, kitchen, and dining area. Expansive windows capture breathtaking mountain and river views, filling the space with natural light and creating the perfect setting for relaxing or entertaining.

The main level is designed for convenience with a large garage and laundry area making everyday living effortless with easy walk-in access. A spacious open loft overlooks the main living area and includes a full bathroom, offering a private and flexible sleeping or guest retreat.

The finished basement expands the home's versatility even further, complete with an additional kitchen, full bathroom, fireplace, and ample storage. This layout creates an ideal "live upstairs, rent downstairs" opportunity, perfect for short-term rental income or multi-generational living. In addition, approximately 1,000 square feet of unfinished basement space provides excellent room for boat storage, outdoor gear, or future expansion.

Step outside and you'll find a truly rare amenity a heated saltwater pool overlooking the river enhancing both lifestyle appeal and rental desirability. With two indoor fireplaces and an additional outdoor fireplace, all powered by natural gas, along with a tankless water heater, this home is built for comfort and efficiency in every season.

From its unbeatable fishing location to its flexible living and income-producing potential, this property offers a lifestyle that's increasingly hard to find. Whether you're hosting guests, investing in a sought-after destination, or settling into your own riverside escape, this cabin captures the very best of East Tennessee living.

## Features & Amenities

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### INTERIOR

2 Person Tub • 2nd Kitchen • Basement Fireplace • Central Air • Central Heating • Cooktop • Dishwasher • Double Oven • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Gas Log Fireplace • Hardwood Flooring • In Law Suite • Kitchen Island • Laundry • Living Room Fireplace • Loft • Log Walls • Natural Gas Heating • Open Floorplan • Partially Finished Basement • Primary Downstairs • Refrigerator • Vinyl Flooring • Washer Hookup

### EXTERIOR

A Frame • Cabin • Chalet • Dock • Driveway • Front Patio • Garage Door Opener • Heated • In Ground • Landscaping • Level Lot • Log Exterior • Metal Roof • Mountain(s) View • Rear Porch • River Front • Sloped Lot • Water View

### OTHER

Above Average Condition • Flood Zone Easements • Natural Gas Connected • Public Water • Septic Tank Sewer • Water Connected

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Listing courtesy of A Team Real Estate Professionals



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