# 920 Holston Avenue, Bristol, TN 37620

**$1,049,000** · MLS #9995501 · 6 bed / 4.5 bath · brphomes.com/mls/9995501




| 6 | 4.5 | 6,900 | 1908 | 1.22 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 1908
**Lot Acreage:** 1.22
**Fireplaces:** 1
**Above Grade Sq Ft:** 5,700
**Lot Dimensions:** 175*325

**City Taxes:** $5,480.57
**County Taxes:** $4,791.12
**Basement Sq Ft:** 1,200
**Garage Sq Ft:** 700
**Garage Spaces:** 1
**Elementary School:** Anderson
**Middle School:** Vance
**High School:** Tennessee

## Description

Located in Bristol TN this historic estate blends timeless architecture, grand-scale living, and rare versatility into one remarkable property. Originally built in 1908, this home offers approximately 7,000 square feet filled with historic charm, character-rich details, and exceptional entertaining spaces. The main home has 6 large bedrooms, 3 full baths, and 3 half baths. The home has high ceilings and expansive living areas with intricate woodwork and classic architectural elements. The rich history and sophistication of this one-of-a-kind property showcases the craftsmanship and elegance expected of a home of this era. Behind the main residence, there is a detached carriage/guest house. The lower level has a studio-

style living space with a kitchen and full bath, the upper level has a bedroom, flex room, and a full bath--ideal for guests, mother-in-law suite, private office space, or potential income opportunities. Great for relaxation and entertainment, the property features a 32x15.5 foot in-ground, lined, chlorine sports pool, designed with a 5-foot depth in the middle and shallow ends with steps. The pool includes a natural gas heater (currently not hooked up), offering great potential for extended seasonal use. The accompanying pool house has its own studio living area with kitchen and bath, creating the ultimate retreat overlooking the outdoor living spaces. Additional features include a 1-car garage, expansive 4-car carport, and beautifully maintained grounds that complement the home's historic presence. Shake shingles have been installed on the eaves and front porch of main home and the eaves of the carriage house. Home warranty will be provided to buyers for 1 year from closing date. With its prime location near downtown's famous music scene, dining, and shopping, combined with its expansive layout, this property offers incredible potential as a premier boutique Bed and Breakfast. Rarely does a property of this type become available that offers a historic Bristol landmark paired with updated amenities for modern living. Schedule your private showing and experience the timeless beauty and possibilities this exceptional home has to offer.

## Features & Amenities

### INTERIOR

2nd Kitchen • Apartment • Baseboard Heating • Breakfast • Built-In Electric Oven • Built-in Features • Central Air • Central Heating • Central Vacuum • Cooktop • Dishwasher • Double Oven • Dryer • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Entrance Foyer • Fire Alarm • Floored Attic • Hardwood Flooring • Heat Pump • Heated Basement • In Law Suite • Kitchen Island • Living Room Fireplace • Parquet Flooring • Partially Finished Basement • Primary Bathroom • Primary Bedroom • Primary Downstairs • Recreation Room • Refrigerator • Restored • Sitting • Storage Attic • Three Or More-Level • Tile Flooring • Walk-In Closet(s) • Walk-Out Access Basement • Washer • Washer Hookup • Workshop

### EXTERIOR

Asphalt • Balcony • Carport • Cleared Lot • Covered Porch/Patio • Driveway • Front Porch • Garage(s) • Guest House • Heated • Historic • In Ground • Landscaping • Metal Roof • Patio • Pool House • Rolling Slope Lot • Side Porch • Stone Exterior • Stone Foundation • Wood Siding Exterior

### OTHER

Above Average Condition • Public Sewer • Public Water

Listing courtesy of KW Bristol

SCAN TO VIEW ONLINE
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