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1309 Rocky Hollow Road, Jonesborough, TN 37659

$600,000 · MLS #9997332 · 4 bed / 3 bath · brphomes.com/mls/9997332



4	3	3,440	1970	1.31
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1970
Lot Acreage: 1.31
Fireplaces: 2
Above Grade Sq Ft: 2,495
Lot Dimensions: 57,063

City Taxes: $1,512.18
County Taxes: $2,085.35
Basement Sq Ft: 945
Garage Sq Ft: 0
Garage Spaces: 3
Elementary School: Jonesborough
Middle School: Jonesborough
High School: David Crockett

Listing courtesy of Greater Impact Realty Jonesborough · MLS #9997332 · Generated November 19, 2026
Information deemed reliable but not guaranteed.

Description

Situated on a private 1.30-acre lot within city limits, this distinctive A-frame home offers the rare combination of mountain views in the front and peaceful rolling hills in the back. A fully fenced front yard, covered front porch, and Trex deck in the back create multiple outdoor living spaces, all surrounded by a park-like wooded setting.

Inside, the main level showcases a 24-foot vaulted living room with exposed beams, a conversation pit, and a floor-to-ceiling, walk-around remote-controlled ventless gas rock fireplace. A three-story spiral staircase and upper A-frame windows with interior thermal film enhance the home's architectural character while filling the space with natural light.

The kitchen features bamboo flooring, granite countertops, soft-close cabinetry, a built-in indoor electric grill, electric cooktop, and WiFi-enabled double wall ovens, stainless steel refrigerator, and dishwasher, all approximately three years old. The adjoining dining area opens directly onto the Trex deck, creating a seamless transition for indoor-outdoor entertaining.

A versatile den with rich wormy chestnut wood walls, a bay window with thermal film, and laminate wood flooring can serve as a home office, formal dining room, or additional main-level bedroom. A nearby coat closet offers the potential for extra pantry storage.

The main-level primary suite features three closets, a bay window, and a spa-inspired en-suite bath with heated tile flooring, granite countertops, two fog-free mirrors, a 4x6 steam shower with a heated floor, rain and handheld shower heads, hidden grab bars, a smart bidet toilet, and a walk-in tub with lights and jets. An additional main-level bedroom is served by a full bath featuring a tub with tile surround, quartz countertop, and Kohler fixtures.

A one-car garage on the main level includes the first set of washer and dryer hookups.

Upstairs, a loft-style bedroom with built-in drawers overlooks the main living area.

The lower level functions as a complete in-law suite with separate living quarters, including a living room with a remote-controlled ventless gas brick fireplace, a fully equipped kitchenette with granite countertops, a bedroom, full bath with heated tile floors and a walk-in tiled shower, a laundry closet, and flexible storage or mudroom space. A two-car garage with additional storage shelving completes the lower level.

Additional improvements include a recently descaled sewer line, a tankless gas water heater cleaned and serviced in May 2026, an electric/gas combination HVAC system, natural gas service through Atmos, and a two-year-old Generac generator with an annual service plan.

Features & Amenities

INTERIOR

2nd Kitchen • Basement Fireplace • Brick Fireplace • Built-in Features • Carpet Flooring • Ceiling Fan(s) • Central Air • Central Heating • Central Vacuum • Cooktop • Crawl Opening Attic • Dishwasher • Double Oven • Double Pane Windows • Dryer • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Heating • Finished Basement • Fireplace Heating • Gas Log Fireplace • Generator • Granite Counters • Heat Pump • In Law Suite • Laminate Flooring • Living Room Fireplace • Microwave • Natural Gas Heating • Paneling Walls • Pantry • Primary Bathroom • Primary Bedroom • Primary Downstairs • Pull Down Stairs Attic • Refrigerator • Satellite Dish • Sliding Doors • Smoke Detector(s) • Stone Fireplace • Storm Door(s) • Tile Flooring • Walk-Out Access Basement • Washer • Washer Hookup • Whirlpool

EXTERIOR

A Frame • Asphalt • Attached • Back Porch/Patio • Block Foundation • Brick Exterior • Covered Porch/Patio • Deck • Driveway • Front Porch • Front Yard Fencing • Garage Door Opener • Gravel • Level Lot • Mountain(s) View • Part Wooded Lot • Rolling Slope Lot • Shingle Roof • Stone Exterior • Wood Siding Exterior

OTHER

Average Condition • Cable Available • Electricity Connected • Fiber Available • Natural Gas Connected • Public Sewer • Public Water • Septic Tank Sewer • Sewer Connected • Water Connected

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SCAN TO VIEW ONLINE
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