

428 Merman Road, Kingsport, TN 37663

\$320,000 · MLS #9996984 · 4 bed / 3 bath · brphomes.com/mls/9996984



TVR MLS

4

BEDS

3

BATHS

2,600

SQ FT

1968

YEAR BUILT

0.35

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1968

Lot Acreage: 0.35

Fireplaces: 2

Above Grade Sq Ft: 1,450

Lot Dimensions: 100 x 150

City Taxes: \$0

County Taxes: \$1,048.79

Basement Sq Ft: 1,610

Garage Sq Ft: 200

Garage Spaces: 1

Elementary School: Miller Perry

Middle School: Sullivan Heights Middle

High School: West Ridge

Description

Rare Opportunity in Colonial Heights with a Private Lower-Level Guest Retreat!

Some homes simply offer more than bedrooms and bathrooms--they offer the space to create memories, welcome loved ones, and adapt to every season of life. Perched above the rolling hills of East Tennessee in the highly desirable Colonial Heights community, this beautifully maintained brick home is one of those rare places.

Imagine starting your morning with coffee while taking in the peaceful hillside views, spending evenings gathered around the table with family, and ending the day knowing everyone has room to spread out and truly feel at home.

Inside, warm hardwood floors, abundant natural light, and inviting living spaces create an atmosphere that feels comfortable from the moment you walk through the front door. The thoughtfully designed kitchen offers generous workspace and cabinetry, making everything from busy weekday mornings to holiday celebrations feel effortless.

The main level features four spacious bedrooms, giving everyone a place to call their own while offering the flexibility for a home office, nursery, hobby room, or guest accommodations as life evolves.

What truly makes this home special is the incredible lower level--a space filled with possibilities. With over 1,300 finished square feet, a private entrance, bedroom, full bath, kitchenette, separate laundry access, its own garage, and private driveway, it's perfectly suited for aging parents, returning college students, extended family, long-term guests, or simply creating a private retreat for the people who matter most. It's the kind of flexibility buyers rarely find until they realize they need it.

Beneath the oversized carport, two additional unfinished spaces totaling approximately 450 square feet are ready to become whatever you've imagined--a workshop, fitness room, creative studio, extra storage, or future expansion.

Thoughtful updates, including a newer roof, upper-level HVAC system, updated water lines, and fresh interior paint, mean you can spend less time worrying about projects and more time enjoying your new home.

Beyond the property, you'll discover why so many people love calling Colonial Heights home. Quiet streets, beautiful scenery, convenient access to downtown Kingsport, Interstate 81, shopping, dining, healthcare, and countless outdoor adventures make it easy to enjoy everything East Tennessee has to offer.

Whether you're searching for room to grow, a home that brings generations together, or simply a place where life feels a little less rushed and a little more connected, this home offers something that's becoming increasingly difficult to find--a place where everyone truly belongs.

Zero Turn Cub Cadet with less than 700 hours run time included in sale with acceptable offer.

Features & Amenities

INTERIOR

Basement Fireplace • Block Basement • Brick Fireplace • Carpet Flooring • Central Air • Central Heating • Concrete Basement • Dishwasher • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Electric Range • Exterior Entry Basement • Finished Basement • Floored Attic • French Doors • Hardwood Flooring • Heat Pump • Heated Basement • In Law Suite • Interior Entry Basement • Laundry • Living Room Fireplace • Microwave • One-Level • Partially Finished Basement • Plumbed Basement • Pull Down Stairs Attic • Radon Mitigation System • Refrigerator • Security System • Smoke Detector(s) • Storm Door(s) • Tile Counters • Tile Flooring • Utility Room • Walk-Out Access Basement • Washer Hookup • Window Treatments • Workshop

EXTERIOR

Asphalt • Asphalt Roof • Attached • Block Foundation • Brick Exterior • Carport • Driveway • Mountain(s) View • Raised Ranch • Rolling Slope Lot • Sloped Lot

OTHER

Average Condition • Cable Connected • Electricity Connected • Public Water • Septic Tank Sewer • Water Connected

Listing courtesy of Summit Properties



SCAN TO VIEW ONLINE
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