2350 Edinburgh Channel Road, Kingsport, TN 37664

$629,900 · MLS #9997404 · 4 bed / 3 bath · brphomes.com/mls/9997404



4	3	2,480	2026	0.31
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2026
Lot Acreage: 0.31
Above Grade Sq Ft: 2,480
Association Fee Frequency: Monthly
HOA Fee: $82
Lot Dimensions: 85x150

City Taxes: $217.21
County Taxes: $208.87
Basement Sq Ft: 0
Garage Sq Ft: 548
Garage Spaces: 2
Elementary School: John Adams
Middle School: Robinson
High School: Dobyns Bennett

Listing courtesy of Park Hill Realty Group, LLC · MLS #9997404 · Generated October 30, 2026
Information deemed reliable but not guaranteed.

Description

New Construction | 2350 Edinburgh Channel Road | Kingsport, TN

Experience timeless elegance in this exceptional new construction farmhouse-colonial located in the highly desirable Edinburgh Community. Thoughtfully designed with today's lifestyle in mind, this stunning 4-bedroom, 3 full bath home offers the perfect blend of classic charm and modern luxury, with an estimated completion in approximately 6 weeks.

The inviting open-concept floor plan showcases a beautifully appointed kitchen featuring custom shaker-style cabinetry, premium finishes, and a spacious walk-in pantry designed for both functionality and style. The expansive living spaces flow effortlessly, creating an ideal setting for entertaining or everyday living.

Retreat to the oversized screened-in back porch, complete with an impressive stone accent wall, providing a private outdoor oasis perfect for relaxing year-round. The home also features beautifully tiled bathrooms, a versatile bonus room ideal for a media room, home office, or playroom, and an attached two-car garage.

Nestled within the picturesque Edinburgh Community, residents enjoy a truly unique lifestyle surrounded by beautifully landscaped entrances, scenic ponds with fountains, walking trails, sidewalks, mountain views, and a neighborhood pool. The community is also home to the highly sought-after John Adams Elementary School, making it one of Kingsport's premier neighborhoods.

Don't miss this rare opportunity to own a brand-new custom home in one of Kingsport's most desirable communities. Secure your new home now and enjoy the benefits of new construction without the wait!

Features Include:

New Construction (Estimated Completion: 6 Weeks)
4 Bedrooms | 3 Full Bathrooms
Farmhouse Colonial Design
Custom Shaker Cabinetry
Large Custom Walk-In Pantry
Oversized Screened-In Back Porch with Stone Accent Wall
Designer Tile Bathrooms
Spacious Bonus Room
Attached 2-Car Garage
Located in the Prestigious Edinburgh Community

Features & Amenities

INTERIOR

Dishwasher • Disposal • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Electric Range • ENERGY STAR Qualified Doors • Granite Counters • Heat Pump • Laundry • Luxury Vinyl Flooring • Mud Room • Open Floorplan • Pantry • Primary Bathroom • Primary Bedroom • Pull Down Stairs Attic • Refrigerator • Smoke Detector(s) • Solid Surface Counters • Tile Flooring • Two-Level • Walk-In Closet(s) • Washer Hookup • Wine Cooler

EXTERIOR

Block Foundation • Composition Roof • Concrete Driveway • Covered Porch/Patio • Driveway • Front Porch • Garage Door Opener • Garage(s) • HardiPlank Type Exterior • Landscaping • Rear Patio • Slab Foundation • Sloped Lot • Stone Veneer Exterior • Traditional

OTHER

Cable Available • Electricity Connected • Fiber Available • New Construction Condition • Phone Available • Public Sewer • Public Water • Sewer Connected • Water Connected

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SCAN TO VIEW ONLINE
brphomes.com/mls/9997404