

165 Smith Avenue, Erwin, TN 37650

\$319,900 · MLS #9997437 · 4 bed / 4 bath · brphomes.com/mls/9997437



TVR MLS

4

BEDS

4

BATHS

2,054

SQ FT

2002

YEAR BUILT

0.57

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 2002

Lot Acreage: 0.57

Fireplaces: 0

Above Grade Sq Ft: 2,054

Lot Dimensions: 110' x 184' x 119' x 188'

City Taxes: \$1,087.70

County Taxes: \$1,830.48

Basement Sq Ft: 0

Garage Sq Ft: 0

Elementary School: Rock Creek

Middle School: Unicoi Co

High School: Unicoi Co

Description

Some properties give you a home. This one hands you a future.

Tucked at the end of a quiet, tree-lined street in Erwin -- where neighbors still wave and front porches still get used -- sits a meticulously maintained 2002 duplex with two side-by-side homes and a world of possibility between them. Live in one side and let the other help cover your note. Lease both for a turnkey income stream. Or keep one side open for whatever life brings -- the choice is yours.

Each side lives bright and easy: two bedrooms, two full baths, and roughly 1,000 comfortable square feet -- a private primary suite with its own en-suite, a second bedroom with a full guest bath, and a covered front porch made for sweet-tea evenings. Out back, a generous shared deck connects both homes and opens to a level, beautifully landscaped 0.57-

acre yard with long Tennessee views, plus a wheelchair-accessible ramp at the rear for added ease.

The details are done right: central heat and air, city water and sewer, natural gas at the road, and high-speed fiber internet for working, streaming, and staying connected. A wide paved drive parks six-plus with room to spare.

Best of both worlds, too -- you're barely 20 minutes from Johnson City's shopping, dining, and medical centers, yet far from the hustle, with everyday conveniences just minutes away. Town when you want it, peace when you don't.

Need room to grow? The adjacent lot is available separately for \$45,000.

Homes kept this well, on a street this quiet, with options this open, are a rare find. Come walk it -- and start imagining.

Features & Amenities

INTERIOR

Central Air • Central Heating • Drywall Walls • Electric Dryer Hookup • One-Level • Washer Hookup

EXTERIOR

Asphalt • Cleared Lot • Covered Porch/Patio • Duplex • Front Porch • Landscaping • Level Lot • Parking Pad • Rear Porch • Shingle Roof • Vinyl Siding Exterior

OTHER

Above Average Condition • Gas Line Easements • Power Line Easements • Public Sewer • Public Water

Listing courtesy of KW Johnson City



SCAN TO VIEW ONLINE
brphomes.com/mls/9997437