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416 Harrington Hollow Road, Bluff City, TN 37618

$550,000 · MLS #10000332 · 4 bed / 3 bath · brphomes.com/mls/10000332



4	3	2,694	2003	2.28
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2003
Lot Acreage: 2.28
Fireplaces: 1
Above Grade Sq Ft: 2,694
Lot Dimensions: 2.28 +/- acres

City Taxes: $0
County Taxes: $1,975.80
Basement Sq Ft: 0
Garage Sq Ft: 0
Garage Spaces: 2
Elementary School: Bluff City
Middle School: Sullivan East
High School: Sullivan East

Description

BEAUTIFUL TRI-LEVEL HOME IN BLUFF CITY! Looking for a home that is move-in-ready and nestled in the country? Come check out this well-loved, immaculate home with stunning views of pastures and mountains! Simply breathtaking! From the front door you are invited into the open floor plan on the main level where you will find a huge, sun-filled living room with a vaulted ceiling and octagon picture window over the gas log fireplace - great for cozying up on those winter days while you drink your favorite beverage and watch the snow fall from the large windows! Next is the kitchen, complete with stainless steel appliances (cooktop stove, microwave, dishwasher and side-by-side refrigerator), plenty of cabinet and counter space, a kitchen island with an outlet for additional counter and cabinet space for those extra kitchen necessities, and a large pantry. And last but not least, the dining area is just steps from the kitchen. Lots of windows on the main level and a set of French doors between the dining area and kitchen for tons of natural lighting. This awesome home features LVP flooring installed on the main (2nd) level, LVP flooring on the third level and Berber carpet and tile on the 1st level. New LVP flooring was installed in 2024. Home has 4 good sized bedrooms on the 3rd level, with the oversized master bedroom featuring a huge master bath with walk-in shower (also has a tile encased jacuzzi tub, but jets are not functioning), double vanity with solid surface sink and counter top, spacious walk-in closet and tiled flooring. Not to mention the spectacular views of the mountains and valley from both the master bedroom and master bath. Three additional bedrooms are located on the 3rd level with large closets. A full bath is conveniently located in the hallway with a single vanity with solid surface sink and counter top, surround shower/tub combination and washer and dryer hookups. On the lower level you will find a massive den/family room with lots of natural lighting, full bath complete with single vanity with solid surface sink and counter top, surround shower/tub combination and tiled flooring, a large walk-in closet for extra storage and French doors leading to the driveway. There's approximately 2.28 acres of front and back yard for your family, friends and pets to enjoy! The property also features an underground invisible fence for your pets. All you need is a PetSafe collar to use the system and these can be purchased at Lowe's. The home has a huge wrap around porch that is great for entertaining family and friends or just to simply enjoy the panoramic, peaceful surroundings - watch for the deer! The front portion of the deck/porch is covered and a great place to enjoy your morning coffee and the larger side deck is open and great for sunning and grilling! The deck is accessible from the front door and a side door located in the living room. There's a firepit for those cozy autumn evenings! And for those lovers of gardening, there is plenty of space to grow here! The back of the home is surrounded by woods for extra privacy and there is a cleared section in the middle that would be perfect for a picnic area. There is a deeded 40ft of creek access to the property where the owner used to have a trail that ran to the creek. The owner said that they would "hike" with their children, play in the creek, catch crawdads, and sleep in tents a few nights by the creek. They have great memories to look back on. Come make your own precious memories in this charming home! Attic space allows for additional storage capability. Home has central heat and air conditioning. There is a spacious 2-car garage with automatic door openers. Propane tank conveys with the home and is owned by the Seller. You must see this home to appreciate all it has to offer! Home is located in the Bluff City Elementary, Sullivan East Middle School, and Sullivan East High school districts. Home is centrally located for the Tri-Cities. Travel time to Johnson City and Bristol is approximately 20 minutes and approximately 30 minutes from Kingsport.

Features & Amenities

INTERIOR

Bonus Room • Carpet Flooring • Ceramic Tile Flooring • Dishwasher • Drywall Walls • Electric Dryer Hookup • Electric Range • French Doors • Gas Log Fireplace • Heat Pump • Insulated Windows • Kitchen Island • Kitchen/Dining Combo • Laminate Counters • Living Room Fireplace • Luxury Vinyl Flooring • Microwave • Open Floorplan • Pantry • Primary Downstairs • Pull Down Stairs Attic • Refrigerator • Smoke Detector(s) • Solid Surface Counters • Tri-Level • Walk-In Closet(s) • Washer Hookup

EXTERIOR

Attached • Block Foundation • Composition Roof • Covered Porch/Patio • Driveway • Front Yard Fencing • Garage Door Opener • Gravel • Invisible Fencing • Landscaping • Mountain(s) View • Outbuilding • Parking Spaces • Porch • Rolling Slope Lot • Shared Driveway • Shingle Roof • Stone Veneer Exterior • Storage • Traditional • Vinyl Siding Exterior • Wrap Around

OTHER

Above Average Condition • Cable Available • Electricity Connected • Propane • Public Water • Rec Right of Way Easements • Septic Tank Sewer • Water Connected

Listing courtesy of KW Kingsport

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