

7090 Old Asheville Highway, Greeneville, TN 37743

\$299,900 · MLS #9999119 · 2 bed / 1 bath · brphomes.com/mls/9999119



TVR MLS

2

BEDS

1

BATHS

1,008

SQ FT

1985

YEAR BUILT

2.88

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1985

Lot Acreage: 2.88

Above Grade Sq Ft: 1,008

Lot Dimensions: 125,452 sq ft

City Taxes: \$0

County Taxes: \$596.48

Basement Sq Ft: 0

Garage Sq Ft: 324

Garage Spaces: 2

Elementary School: Camp Creek

Middle School: South Greene

High School: South Greene

Description

Discover a truly one-of-a-kind East Tennessee retreat where history, character, and natural beauty come together. Situated on nearly 3 acres with beautiful mountain views from the front of the property and the scenic Nolichucky River

flowing along the back, this remarkable former tobacco barn has been thoughtfully transformed into a warm and inviting home. Whether you're searching for a peaceful primary residence, a weekend getaway, or a property with established short-term rental appeal, this riverside gem offers a rare opportunity. Inside, you'll find an open-concept living space featuring soaring ceilings, exposed beams, and original barn details that showcase the home's unique heritage. The updated kitchen offers ample cabinetry and workspace, while the comfortable layout includes two bedrooms and one full bath. Step outside onto the spacious deck and enjoy relaxing views of the Nolichucky River. It's the perfect spot for morning coffee, evening sunsets, or simply unwinding while listening to the sounds of nature. With direct river access, outdoor enthusiasts can enjoy kayaking, canoeing, fishing, or spending the day on the water right from their own backyard. An unfinished section of the barn provides excellent flexibility for a one- to two-car garage, workshop, or storage for kayaks, bikes, and other outdoor equipment. Additional features include central heat and air, washer/dryer hookups, and ample parking. Beyond its charm as a personal retreat, the property has a proven history as a successful short-term rental. According to the seller, it generated approximately \$165,000 in gross Airbnb rental income over a five-year period, with its highest-performing year producing approximately \$36,000 in gross income. This established rental history highlights the property's investment potential while allowing buyers the flexibility to enjoy it as a personal getaway or full-time residence. Past performance does not guarantee future results. Enjoy the peace and privacy of country living while remaining just a short drive from downtown Greeneville, local shopping, dining, and everyday conveniences. Buyer/Buyer's Agent to verify all information.

Features & Amenities

INTERIOR

Dryer • Eat-in Kitchen • Electric Dryer Hookup • Electric Range • Hardwood Flooring • Heat Pump • Kitchen/Dining Combo • Microwave • Open Floorplan • Refrigerator • Restored • Security System Owned • Solid Surface Counters • Two-Level • Washer • Washer Hookup • Window Treatments • Wood Walls

EXTERIOR

Attached • Back Porch/Patio • Deck • Driveway • Farm House • Garage(s) • Gravel • Level Lot • Metal Roof • Mountain(s) View • River Front • Rolling Slope Lot • RV/Boat Storage • Storage • Water View • Wood Siding Exterior

OTHER

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

Listing courtesy of Westbrook Legacy Realty



SCAN TO VIEW ONLINE
brphomes.com/mls/9999119