FOUND ON BRPHOMES.COM

445 Bay Hill Drive, Piney Flats, TN 37686

$379,000 · MLS #9999567 · 3 bed / 2 bath · brphomes.com/mls/9999567



3	2	1,580	2026	2.06
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2026
Lot Acreage: 2.06
Above Grade Sq Ft: 1,580
Lot Dimensions: 154' x 482' IRR

City Taxes: $0
County Taxes: $1,200
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Mary Hughes
Middle School: East Middle
High School: Sullivan East

Listing courtesy of KW Johnson City · MLS #9999567 · Generated November 4, 2026
Information deemed reliable but not guaranteed.

Description

If what you're looking for is a little more space, a little more privacy, and a lot less telling you what you can do with your own property, this one deserves a look. Set among mature trees on approximately 2.06 acres in Piney Flats, this new construction manufactured home offers something that's getting harder to find: room to spread out without the rules and restrictions of an HOA. Step onto the back deck and you'll even catch Boone Lake through the trees, adding a pretty great backdrop to an already peaceful setting. Want to explore opening the view up even more? The wooded surroundings give the next owner plenty of possibilities to make this property their own. And that's really the story here: POSSIBILITIES. Need space for the boat, camper, side-by-side, work trailer or extra vehicles? You've got it. Want to explore adding a detached garage, carport or workshop? There's room to think bigger here. Want more usable yard? The acreage and rolling terrain offer opportunities to shape the property around the way you actually live. You get the benefits of a brand new home, over two acres to roam, mature trees for privacy, a glimpse of Boone Lake, and county living without an HOA hovering over your shoulder. Not everybody wants another house squeezed onto another subdivision lot. Some people just want their own place, their own space, and a little peace and quiet. This one's for them. A spacious 1,580 sq ft, 3-bedroom, 2-bath home built by Clayton Homes blends everyday comfort with real quality craftsmanship. Step inside to 8' flat ceilings and an open living and dining layout made for gathering. The kitchen is the heart of this home, featuring 30" overhead DuraCraft cabinets with hidden-hinge, picture-frame doors, a generous island with overhang for casual seating, a smooth top range, dishwasher, and a walk-in pantry with plenty of storage. Refrigerator included. The primary suite offers a true retreat with a glamour bath and Montrose fiberglass tub, while two additional bedrooms and a second full bath give everyone their own space. A flexible den can serve as a home office, playroom, or extra living area to fit your lifestyle. This home comes upgraded with quality and efficiency in mind: 2x6 sidewall construction with R-21 wall insulation, R-33 floor insulation, and R-38 ceiling insulation keep energy costs down year-round. Larson storm doors on both the front and rear entries add durability and curb appeal, while 2" blinds throughout every window add a polished, move-in ready touch. Low-E argon gas insulated windows, double marriage wall construction, and a 6-panel steel front door round out a home built to last.
Every Clayton Built home also goes through third-party inspection during construction along with numerous internal quality checks, so it's built to meet (and exceed) federal HUD construction standards. No HOA. No city taxes. Yet, you're still conveniently located in one of the Tri-Cities area's most desirable locations. Drive times: 5min to Jay's Boat Dock, 8min to Winged Deer Park, 9min to East Tenn Rent-Alls, 10min to Sonny's Marina, 10min to Jonny Brusco's and Food City in Piney Flats, All information deemed reliable, but not guaranteed. County taxes are estimated based on home being on land. Please confirm with assessor's office.

Features & Amenities

INTERIOR

Bonus Room • Central Air • Central Heating • Dishwasher • Double Pane Windows • Electric Dryer Hookup • Electric Heating • Electric Range • Heat Pump • Kitchen Island • Laminate Counters • Luxury Vinyl Flooring • Mud Room • One-Level • Primary Bathroom • Primary Bedroom • Recreation Room • Refrigerator • Storm Door(s) • Utility Room • Washer Hookup

EXTERIOR

Back Porch/Patio • Block Foundation • Covered Porch/Patio • Deck • Double Wide • Driveway • Front Porch • Gravel • Ranch • Rolling Slope Lot • Shingle Roof • Stucco Exterior • Vinyl Siding Exterior • Water View

OTHER

Electricity Connected • New Construction Condition • Public Water • Septic Tank Sewer • Water Connected

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
brphomes.com/mls/9999567