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# 104 Eggers Lane, Elizabethton, TN 37643

**$375,000** · MLS #9999604 · 2 bed / 1 bath · brphomes.com/mls/9999604

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Information deemed reliable but not guaranteed.




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| 2 | 1 | 1,160 | 2009 | 16.49 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 2009
**Lot Acreage:** 16.49
**Fireplaces:** 0
**Above Grade Sq Ft:** 1,160
**Lot Dimensions:** Irregular

**City Taxes:** $0
**County Taxes:** $578.25
**Basement Sq Ft:** 0
**Garage Sq Ft:** 0
**Elementary School:** Unaka
**Middle School:** Unaka
**High School:** Unaka

## Description

HOMESTEADER'S PARADISE WITH 16.49 USABLE ACREAGES IN EAST TN. Introducing 104 Eggers Ln in the Stoney Creek area of Elizabethton. This property has so much to offer the person or family looking to escape the hustle and bustle. Beautiful level and rolling pastures surrounded by livestock fencing, with a pond and gorgeous mountain views. Every summer day is like stepping into a painting with vibrant colorful wildflowers everywhere you turn attracting butterflies and bees. The current owners have several gardens and there's plenty of acreage for more. Live off the land while growing your own fruits, vegetables and herbs. Make your own blackberry jam from naturally growing blackberry bushes in multiple spots throughout the property. There is a shed to store all your gardening equipment. To lengthen your gardening season you're all set with a High Tunnel Green House measuring 24X40. The usable acreage of this property offers a good mixture of level and rolling land for many future possibilities. The current owners have done a lot of work on the home since they purchased it in 2021 leaving mostly cosmetic work. Currently there are pull down attic stairs to an unfinished second level. A new owner could potentially install a staircase and finish out the second level and add square footage. PEX plumbing has been installed under the house in place of copper piping along with new water lines running from the meter to the home. Remodel the existing home to suit your needs or build new and make the current home into a caretaker's house or rent it out for extra income. Plenty of room for horses, goats, cows, alpacas, llamas or other animals that you love. One of the current owner's favorite past times is evening walks on the mowed paths through the fields while watching their dogs chase butterflies, and at night while surrounded by thousands of fireflies. Which they say is really something to see. It's the perfect property to host friend and family gatherings. Work from home with highspeed fiber internet already in place. Don't miss your chance to own this one of a kind country estate surrounded by East TN Mountains. Call today to schedule a private showing.

## Features & Amenities

### INTERIOR

2 Person Tub • Central Air • Central Heating • Crawl Space Foundation • Dishwasher • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Electric Heating • Gas Range • Hardwood Flooring • Heat Pump • One-Level • Pull Down Stairs Attic • Refrigerator • Solid Surface Counters • Washer • Washer Hookup • Whirlpool

### EXTERIOR

Back Yard Fencing • Block Foundation • Cleared Lot • Driveway • Enclosed • Farm Pond Lot • Front Porch • Garden • Gravel • Greenhouse • Level Lot • Metal Roof • Mountain(s) View • Pasture • Pasture Fencing • Pasture Lot • Rear Porch • Rolling Slope Lot • Side Porch • Traditional • Wood Siding Exterior

### OTHER

Average Condition • Electricity Connected • Fiber Connected • Fixer Condition • Power Line Easements • Private Sewer • Public Water • Septic Tank Sewer • Water Connected

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