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317 Mcclelland Street, Bluff City, TN 37618

$285,000 · MLS #10000486 · 4 bed / 2 bath · brphomes.com/mls/10000486



4	2	2,312	1900	0.17
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1900
Lot Acreage: 0.17
Above Grade Sq Ft: 2,312
Lot Dimensions: 102 x 76 x 98 x 75

City Taxes: $245.82
County Taxes: $501.69
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Bluff City
Middle School: Sullivan East
High School: Sullivan East

Description

Motivates Sellers!

Experience the charm and character of a classic Southern farmhouse with the convenience of being just a short, easy walk from beautiful Boone Lake. This spacious 4-bedroom, 2-bathroom home offers approximately 2,312 square feet and combines timeless farmhouse appeal with thoughtful updates and comfortable modern living.

A welcoming covered front porch sets the stage for this inviting home and provides the perfect spot to enjoy your morning coffee, relax with a book, or take in the peaceful surroundings. Beautiful glass French doors open into the spacious living room, creating a warm and memorable first impression.

The living room flows gracefully into the dining area, offering an ideal setting for both intimate gatherings and larger occasions. The adjoining kitchen features classic white cabinetry and stainless-steel appliances, creating a bright, timeless space with plenty of storage and room to personalize.

A generously sized laundry and mudroom is conveniently located just off the kitchen, with direct access to the parking area for effortless everyday convenience.

The main level offers the desirable combination of a primary bedroom and full bathroom, with the bathroom providing direct access to the primary bedroom. Upstairs, three additional bedrooms and a second full bathroom provide exceptional flexibility for family, guests, a home office, or private retreat spaces.

This home is practically new to the studs with all work being done 2023/2024 - new metal roof, gutters, vinyl siding, windows, drywall, insulation, floors, cabinets, appliances, water-heater, heat-pump/central air, flooring, all new electrical, plumbing, lighting, and more! It is almost a new construction, with a few finishing touches needed to make it your own.

Outside, the fenced backyard offers a private extension of the living space, ideal for entertaining, gardening, pets, or simply enjoying time outdoors. The covered front porch and backyard create multiple opportunities to enjoy the relaxed lifestyle this property offers.

The location is a true highlight. Boone Lake is within easy walking distance, as is Bluff City Park, making it simple to enjoy the water, outdoor recreation, and natural beauty of the area. The home also offers convenient access to Sullivan East Middle School and is just minutes from Bristol, Johnson City, Kingsport, and the greater Tri-Cities area.

A wonderful opportunity to enjoy the character of a Southern farmhouse, the space of a four-bedroom home, and the relaxed lake-area lifestyle you've been looking for.

Information herein is taken from tax records and other sources and is deemed reliable but is not guaranteed. Buyer and/or buyer's agent should independently verify all information, including square footage, dimensions, schools, zoning, and other pertinent details.

Features & Amenities

INTERIOR

Crawl Space Foundation • Double Pane Windows • Dryer • Drywall Walls • Electric Dryer Hookup • Electric Range • Heat Pump • Insulated Windows • Laminate Flooring • Laundry • Mud Room • Primary Bedroom • Primary Downstairs • Refrigerator • Remodeled • Two-Level • Washer • Washer Hookup

EXTERIOR

Cleared Lot • Covered Porch/Patio • Farm House • Front Porch • Level Lot • Metal Roof • Outbuilding • Sloped Lot • Vinyl Siding Exterior

OTHER

Above Average Condition • Public Sewer • Public Water • Updated/Remodeled Condition

Listing courtesy of Greater Impact Realty Jonesborough

SCAN TO VIEW ONLINE
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