2333 Pendragon Road, Kingsport, TN 37660

$1,695,000 · MLS #10001062 · 5 bed / 2.5 bath · brphomes.com/mls/10001062



5	2.5	5,712	2024	0.53
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2024
Lot Acreage: 0.53
Fireplaces: 3
Above Grade Sq Ft: 5,712
Lot Dimensions: 151.47 X 169.87 IRR

City Taxes: $4,845.72
County Taxes: $4,659.67
Basement Sq Ft: 0
Garage Sq Ft: 624
Garage Spaces: 2
Elementary School: Washington-Kingsport City
Middle School: Sevier
High School: Dobyns Bennett

Description

Welcome to 2333 Pendragon Road, a custom-designed and built, French Provincial-inspired residence offering just under 6,000 square feet of total space along the 18th fairway of Ridgefields Golf Course.

Completed in 2024 with 2x6 framing and all-brick construction, this exceptional home pairs timeless architecture with thoughtful design, high-end finishes, and modern conveniences throughout.

The main level welcomes you with an open, light-filled floor plan accented by Mullican Real White Oak flooring and a sophisticated neutral palette. At the heart of the home, the living area features a gas fireplace and flows seamlessly into the designer kitchen, where an oversized island creates a natural gathering place. Thermador appliances, including dual refrigerator drawers and a gas range with pot filler, complement abundant custom cabinetry, marble counters, and thoughtfully designed storage. A formal dining room filled with natural light provides an elegant setting for entertaining.

The enhanced foyer connects the home's living spaces while providing access to an additional pantry and storage area and a private screened porch complete with its own gas fireplace, the perfect place to relax and enjoy the surroundings. The attached two car garage features a hot and cold water spigot and two electric vehicle charging outlets.

Privately positioned on the opposite side of the main level, the primary retreat is designed for both comfort and luxury. The spacious bedroom opens to a beautifully appointed ensuite featuring a soaking tub, walk-in shower, dual vanities, private water closet, and an impressive walk-through closet connecting conveniently to the laundry room. A stylish half bath for guests completes the main level.

Upstairs, a spacious den with a gas fireplace provides another inviting gathering and entertaining space. The flexible floor plan offers the potential for up to four or five additional bedrooms depending on how the spaces are utilized. The current configuration includes two bedrooms, a hidden game room with a distinctive speakeasy feel, a fitness room, multiple oversized closets, and a full bathroom with dual vanities, tub/shower combination, and private water closet. A large mechanical room provides substantial additional storage and easily offers the potential for additional living space.

Quality extends well beyond the finishes. The home features Pella windows and doors, two central air and gas heating systems, a tankless water heater, 400-amp electrical service with a dedicated panel for each floor, and a passive radon system installed beneath the slab.

Outside, a private oasis surrounds the heated in-ground pool, where views of Bays Mountain and Ridgefields Golf Course create an exceptional backdrop for relaxing or entertaining. With the 18th fairway just beyond the property and convenient access to Ridgefields' golf, tennis, fitness, dining, and other amenities, this home places you at the heart of one of Kingsport's most established communities.

Custom construction, exceptional finishes, flexible living spaces, and a remarkable golf course setting come together at 2333 Pendragon Road.

Schedule your private showing today. Proof of Funds and/or Pre-Approval with 24 hour notice is required for all showings. Buyer/Buyer's Agent to verify any and all information.

Features & Amenities

INTERIOR

Bonus Room • Built-in Features • Central Air • Den Fireplace • Dishwasher • Double Pane Windows • Dryer • Drywall Walls • Electric Dryer Hookup • Entrance Foyer • Fireplace Heating • Gas Log Fireplace • Gas Range • Hardwood Flooring • Insulated Windows • Kitchen Island • Laundry • Living Room Fireplace • Marble Counters • Natural Gas Heating • Open Floorplan • Outdoor Fireplace • Pantry • Primary Bathroom • Primary Bedroom • Primary Downstairs • Pull Down Stairs Attic • Radon Mitigation System • Recreation Room • Refrigerator • Soaking Tub • Two-Level • Utility Room • Utility Sink • Walk-In Closet(s) • Washer • Washer Hookup

EXTERIOR

Attached • Brick Exterior • Clubhouse • Concrete Driveway • Enclosed • Fitness Center • French Provincial • Garage Door Opener • Golf Course • Golf Course View • Heated • In Ground • Level Lot • Mountain(s) View • Parking Pad • Pool • Restaurant • Screened • Shingle Roof • Side Porch • Slab Foundation

OTHER

Above Average Condition • Cable Connected • Electricity Connected • Fiber Available • Natural Gas Connected • Public Sewer • Public Water • Sewer Connected • Water Connected

Listing courtesy of Red Door Agency

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