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436 Roan Street, Kingsport, TN 37665

\$150,000 · MLS #10001432 · 2 bed / 1.5 bath · brphomes.com/mls/10001432



TVR MLS

2
BEDS

1.5
BATHS

1,664
SQ FT

1940
YEAR BUILT

0.38
ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1940

Lot Acreage: 0.38

Above Grade Sq Ft: 1,664

Lot Dimensions: IRR

City Taxes: \$927.21

County Taxes: \$891.61

Basement Sq Ft: 416

Garage Sq Ft: 0

Elementary School: Roosevelt

Middle School: Sevier

High School: Dobyns Bennett

Description

Bring your vision to life with this unique property ready for its next chapter. Sitting proudly on an expansive double lot to include 2 parcels 029E D 004.00 & 029E D 005.00, Lot 20 & 21. This 1,664-square-foot property offers a rare combination of space and flexibility. While its most recent chapter was serving the community as a daycare center, the bones and layout are ready to transition back into a substantial residential home. The exterior features curb appeal with a welcoming covered front porch, a fully fenced backyard, and a 12x20 detached garage / lawn building perfect for a workshop or extra storage. Two separate driveways provide abundant parking rarely found in standard residential listings. Step inside to discover the real potential. The interior originally held a two-bedroom layout and is already plumbed for two bathrooms, allowing you to design the flow exactly to your tastes. A massive single-room addition expands the back of the house, offering the ideal footprint for a grand primary suite or an open-concept great room. The high-ticket structural updates are already complete, including modern replacement windows, a reliable HVAC system, and a solid roof. Because the interior currently reflects its recent commercial use, it will take a buyer with a clear creative vision to restore the space to its intended residential purpose. If you are looking to bypass the cookie-cutter market and build immediate equity by customizing your dream layout from the inside out, this property is unmatched. Please note this property was recently used as a neighborhood daycare. The interior is currently being cleared out, and updated inside pictures will be uploaded as soon as possible if the home remains available. This property is being sold as is. Schedule your private tour today to explore and dream about the possibilities, then.... start planning your renovation. Agents please read private comments.

Features & Amenities

INTERIOR

Central Air • Central Heating • Electric Dryer Hookup • Heat Pump • One-Level • Range • Refrigerator • Smoke Detector(s) • Unfinished Basement • Washer Hookup • Workshop

EXTERIOR

Asbestos Exterior • Back Yard Fencing • Cottage • Covered Porch/Patio • Garage(s) • Gravel • Outbuilding • Shingle Roof • Sloped Lot • Traditional • Vinyl Siding Exterior

OTHER

Fixer Condition • Public Sewer • Public Water

Listing courtesy of eXp Realty, LLC



SCAN TO VIEW ONLINE
brphomes.com/mls/10001432