**$415,000** · MLS #10002184 · 5 bed / 3.5 bath · brphomes.com/mls/10002184

| 5 | 3.5 | 2,618 | 2023 | 0.16 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 2023
**Lot Acreage:** 0.16
**Fireplaces:** 1
**Above Grade Sq Ft:** 2,618
**Association Fee Frequency:** Annually
**HOA Fee:** $400

**Lot Dimensions:** 110x60
**City Taxes:** $1,614.82
**County Taxes:** $1,552.82
**Basement Sq Ft:** 0
**Garage Sq Ft:** 0
**Garage Spaces:** 2
**Elementary School:** John Adams
**Middle School:** Robinson
**High School:** Dobyns Bennett

## Description

TWO PRIMARY SUITES | 2023 CONSTRUCTION | NO HOMES DIRECTLY BEHIND | COLONIAL HEIGHTS, KINGSPORT, TN!

Welcome to this beautifully designed 5-bedroom, 3.5-bath home offering approximately 2,618 sq ft in a quiet, established Colonial Heights community! Located in the heart of Northeast Tennessee's Tri-Cities region, this home combines modern comfort, versatile living spaces, and convenient access to both Kingsport and Johnson City.

TWO PRIMARY SUITES, ONE ON EACH LEVEL! This highly desirable floor plan offers exceptional flexibility for multigenerational living, extended guests, or anyone seeking a main-level primary bedroom. The first-floor suite features a private bath with dual vanities, a spacious shower, and a walk-in closet. Upstairs, a second primary suite includes its own private bathroom and walk-in closet, while three additional bedrooms, each with a walk-in closet, provide plenty of space for guests, hobbies, or a home office.

Step inside to discover 9-foot ceilings, Mohawk flooring throughout the main living areas, and an inviting open-concept layout connecting the family room, kitchen, and casual dining area. A cozy fireplace creates a welcoming gathering space, while the separate formal dining room is perfect for entertaining.

The kitchen features granite countertops, a large center island with seating, gas range, subway tile backsplash, stainless steel appliances, and a pantry. Additional highlights include a main-level laundry room, dual-zone central HVAC, smart-home technology, insulated windows, and an attached two-car garage.

OUTDOOR SPACE WITH ADDED POTENTIAL! Enjoy a beautiful lot with NO HOMES DIRECTLY BEHIND, offering a wonderful sense of openness. An additional opportunity may exist to acquire adjacent HOA-owned land and expand the yard, subject to HOA approval, survey, and recorded conveyance. No additional acreage or approval is guaranteed.

LOCATION IS EVERYTHING! Situated in Colonial Heights, Kingsport, TN 37663, this home offers convenient access to Johnson City, downtown Kingsport, I-26, I-81, Tri-Cities Regional Airport, shopping, dining, and everyday conveniences. Outdoor enthusiasts will appreciate nearby Warriors' Path State Park, Fort Patrick Henry Lake, Bays Mountain Park, and the abundance of hiking, biking, boating, fishing, and recreation throughout Northeast Tennessee.

Whether you're relocating to the Tri-Cities, searching for a Kingsport home with two primary suites, or looking for a versatile layout with room to grow, this property offers an exceptional combination of location, comfort, and functionality. Discover the possibilities and schedule your private showing today!

## Features & Amenities

### INTERIOR

Carbon Monoxide Detector(s) • Carpet Flooring • Ceiling Fan(s) • Central Air • Dishwasher • Disposal • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Gas Range • Granite Counters • Insulated Windows • Kitchen Island • Kitchen/Dining Combo • Laundry • Living Room Fireplace • Luxury Vinyl Flooring • Microwave • Natural Gas Heating • Open Floorplan • Pantry • Primary Bathroom • Primary Downstairs • Pull Down Stairs Attic • Smoke Detector(s) • Two-Level • Vinyl Flooring • Washer Hookup • Window Treatments • Zoned

### EXTERIOR

Attached • Concrete Driveway • Contemporary • Driveway • Front Porch • Garage Door Opener • Landscaping • Level Lot • Rear Patio • Shingle Roof • Slab Foundation • Sloped Lot • Stone Exterior • Street Lights • Vinyl Siding Exterior

### OTHER

Above Average Condition • Average Condition • Electricity Connected • Natural Gas Connected • Phone Available • Public Sewer • Public Water • Sewer Connected • Underground Utilities • Water Connected

Listing courtesy of Real Broker

SCAN TO VIEW ONLINE
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