862 Old Blairs Gap Road, Kingsport, TN 37660

$1,300,000 · MLS #10002273 · 3 bed / 2.5 bath · brphomes.com/mls/10002273



3	2.5	2,654	1993	40.27
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1993
Lot Acreage: 40.27
Fireplaces: 2
Above Grade Sq Ft: 2,174
Lot Dimensions: see acres

City Taxes: $0
County Taxes: $1,751.71
Basement Sq Ft: 2,108
Garage Sq Ft: 2,192
Garage Spaces: 3
Elementary School: Sullivan
Middle School: Sullivan
High School: West Ridge

Description

Two homes, RV sites, a greenhouse, organic orchards, and a fully productive homestead on ±40 very secluded, private acres, all set up for self-sufficient living.

A privately gated, freshly sealed paved drive climbs to a clearing at roughly 1,480 feet, where the 3-bed, 2.5-bath, 4,282 sq ft main home sits tucked away from neighbors and surrounded by mature woods and productive land. Inside you'll find hardwood floors and fresh paint. The kitchen is perfect for food preservation, with a Sub-Zero refrigerator and pull-out

Sub-Zero freezer with ice maker, a Viking warming/steam drawer, an induction cooktop along with a freestanding range, granite countertops, and plenty of space for canning and storing the harvest. The spacious primary suite has a large walk-in closet and an en suite bath with a tiled shower. The hall bath features a large soaking tub and double vanity. The full basement adds cedar-lined closets, abundant shelving and storage, and a pellet stove for backup heat. A practical mudroom, laundry room, and garage were recently updated with blown-in insulation.

The second home is a newly converted 3-bed, 2-bath, 1,862 sq ft residence with 10-foot ceilings and a low-maintenance metal roof and siding. It's ideal for extended family, guests, a rental, or a home business, and it has its own separately metered water and electric and its own septic system. Some work still remains but it will be completed prior to closing.

The property also includes RV and camper sites with hookups, separately metered utilities, and a septic system.

The main home was set up for resilience. A 13,000-watt solar system with dual 6,500W inverters and battery storage is backed by a propane generator, so you have power when the grid goes down. A 3,000-gallon rain catchment system, supported by UV filtration and a pump house, can supply household or garden water or switch easily to city water. There's also a tested artesian well elsewhere on the property, producing about 350 gallons per day and ready to be put to use as an additional water source.

Outside, the land is already producing. Multiple organic orchards hold a variety of trees, including apple (such as Honeycrisp and Granny Smith), pear, plum, apricot, fig, persimmon, and Russian pomegranate. There are also several berry patches of gooseberry, goji, raspberry, cranberry, black currant, and wineberry, plus herb beds and much more throughout the property. A 45' x 18' hoop greenhouse comes with passive thermal water storage for winter growing. The basement safe, dog kennels with open runs, chicken coop, and 12' x 20' Amish-built shed can convey with an acceptable offer.

Two homes, income potential, independent power and water, and room to grow, all in a private setting close to Kingsport.

Buyer and Buyer's agent to verify all information.

Features & Amenities

INTERIOR

Block Basement • Built-In Electric Oven • Ceiling Fan(s) • Ceramic Tile Flooring • Coal Stove Heating • Cooktop • Dishwasher • Drywall Walls • Electric Dryer Hookup • Electric Heating • Electric Range • Forced Air Heating • Garage Door Basement • Granite Counters • Hardwood Flooring • Heat Pump • In Law Suite • Insulated Windows • Kitchen Island • Laundry • Living Room Fireplace • Luxury Vinyl Flooring • Microwave • Mud Room • Open Floorplan • Partially Finished Basement • Primary Bedroom • Pull Down Stairs Attic • Recreation Room Fireplace • Refrigerator • Remodeled • Security Gate • Soaking Tub • Sunroom-Unheated • Walk-In Closet(s) • Walk-Out Access Basement • Washer Hookup • Wood Burning Stove Fireplace • Wood Stove Heating • Workshop

EXTERIOR

Asphalt • Attached • Back Yard Fencing • Block Foundation • Brick Exterior • Carport • Concrete Driveway • Concrete Perimeter Foundation • Deck • Garage Door Opener • Garden • Greenhouse • Guest House • Kennel/Dog Run • Metal Roof • Metal Siding Exterior • Mountain(s) View • Outbuilding • Pasture • Poultry Coop • Ranch • Rear Patio • Rolling Slope Lot • RV Parking • Second Residence • Shed(s) • Shingle Roof • Sloped Lot • Vinyl Siding Exterior • Wooded Lot

OTHER

Cable Available • Cistern Water • Electricity Connected • New Construction Condition • Propane • Public Water • Rec Right of Way Easements • Septic Tank Sewer • Updated/Remodeled Condition • Well Water

Listing courtesy of Fathom Realty

SCAN TO VIEW ONLINE
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