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# 2305 Netherland Inn Road, Kingsport, TN 37660

**$325,000** · MLS #10002272 · 2 bed / 1 bath · brphomes.com/mls/10002272




| 2 | 1 | 1,158 | 1818 | 0.56 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 1818
**Lot Acreage:** 0.56
**Fireplaces:** 1
**Above Grade Sq Ft:** 1,158
**Lot Dimensions:** 209.74X116.9 IRR

**City Taxes:** $890.65
**County Taxes:** $856.45
**Basement Sq Ft:** 0
**Garage Sq Ft:** 0
**Elementary School:** Washington
**Middle School:** Sevier
**High School:** Dobyns Bennett

## Description

The Historic Ross-Thomas House: A Rare Piece of Appalachian History on the Holston River

A rare opportunity to own a piece of Tennessee's Appalachian history! Dating back to approximately 1818, the Ross-Thomas House is an architectural treasure, rich in early American character, storybook charm, and more than two centuries of history. Listed on the National Register of Historic Places and nestled in Kingsport's historic Boatyard District along the Kingsport Greenbelt, this distinctive residence offers a glimpse into a bygone era, complemented by picturesque views of the Holston River.

Built by Reverend Frederick A. Ross, who also built the famous Rotherwood Mansion, the home rests on a hand-cut stone foundation, reflecting the craftsmanship of Tennessee's early settlers. Thoughtfully restored over the years, the residence retains its historic character while offering modern comforts. Inside, inviting living spaces feature a beautiful poplar ceiling, a fireplace, and lovely river views. The home offers two bedrooms, one bathroom, and convenient single-level living. The kitchen features cherry cabinetry, a dishwasher, and a convection oven. The roof was replaced in 2020.

Step outside onto the covered front porch and enjoy views of the Holston River, or spend time among the established perennial gardens, brick patio, and greenhouse/solarium. It's a lovely setting for gardening, birdwatching, or simply enjoying the changing seasons.

The surrounding neighborhood has its own fascinating story. Once a bustling riverport where flatboats carried salt and other goods down the Holston River, the historic Boatyard District played an important role in the region's early Appalachian settlement and trade. The area also welcomed travelers along the old stagecoach route. Today, the Kingsport Greenbelt offers scenic walking and biking paths right outside your door, with public fishing docks and local restaurants within walking distance.

Previously operated as a successful short-term rental, the home also offers potential for continued rental use, subject to applicable regulations. Historical rental financials are available upon request.

The neighboring historic Martin House at 2301 Netherland Inn Road is also available for purchase, presenting a unique opportunity to acquire two neighboring historic properties. MLS#: 10002271.

Enjoy riverside living with everyday conveniences close by. Downtown Kingsport is approximately 10 minutes away, while Walmart and other shopping are just a 5-minute drive.

According to FEMA flood maps, the residence is situated outside the designated flood hazard area. Buyer to verify. Property is offered in as-is condition, with a home warranty provided by the seller. Information is deemed reliable but not guaranteed; buyer and buyer's agent to verify.

## Features & Amenities

### INTERIOR

Ceiling Fan(s) • Central Air • Central Heating • Convection Oven • Cooktop • Crawl Space Foundation • Dishwasher • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Electric Heating • Electric Range • Entrance Foyer • Fireplace Heating • Granite Counters • Hardwood Flooring • Heat Pump • Kitchen Island • Laundry • Living Room Fireplace • One-Level • Plank Flooring • Refrigerator • Remodeled • Restored • Smoke Detector(s) • Trash Compactor • Washer Hookup • Window Treatments

### EXTERIOR

Asphalt • Attached • Back Porch/Patio • Balcony • Cottage • Covered Porch/Patio • Driveway • Front Porch • Garden • Greenhouse • Historic • Level Lot • Metal Roof • Rear Patio • River Front • Rolling Slope Lot • Shed(s) • Stone Exterior • Stone Foundation • Water View • Wood Siding Exterior

### OTHER

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

Listing courtesy of Berkshire HHS, Jones Property Group

SCAN TO VIEW ONLINE
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