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406 Grovemont Place, Piney Flats, TN 37686

$515,000 · MLS #10002409 · 3 bed / 2 bath · brphomes.com/mls/10002409



3	2	2,268	2006	0.69
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2006
Lot Acreage: 0.69
Fireplaces: 1
Above Grade Sq Ft: 2,268
Lot Dimensions: 149.91 X 200.73

City Taxes: $0
County Taxes: $1,738.30
Basement Sq Ft: 0
Garage Sq Ft: 420
Garage Spaces: 2
Elementary School: Mary Hughes
Middle School: East Middle
High School: Sullivan East

Description

EXCEPTIONAL is the only word for this home located in the heart of Piney Flats. Central to Bristol & Johnson City. This one- level beauty is approximately 20-minute drive to Johnson City, JCMC Hospital

& VA Medical Center and 25 minutes to Bristol TN, 15 minutes to Bristol Motor Speedway, and 18 minutes to Tri Cities Regional Airport. NO City taxes & NO HOA!

This home boasts a beautiful entry from the meticulously cared for exterior, landscaping and lawn- to the spacious covered front porch (composite decking) accompanied with recessed lighting. This home checks all the boxes for low maintenance living!
Inside you will find an open concept layout with high ceilings in the living / dining area accompanied with hardwood flooring, recessed lighting, double hung windows and gas fireplace. Updates include: new paint, new carpet, new hvac (2026) new roof (2025)
The updated kitchen (2025) features a breakfast nook with large, picturesque windows, beautiful backsplash, new soft close cabinets, granite countertops new LG stainless steel microwave, oven, dishwasher.

The large primary bedroom has beautiful tray ceilings with recessed lighting, new carpet, a sitting area with ensuite bathroom, jetted tub, separate shower, double vanities and a large walk in closet.

Leading from the dining area there are two guest bedrooms accompanied with a full guest bathroom with smart mirror. There is a full-sized laundry area off the garage complete with plenty of cabinet space and utility sink. Right above you have another bonus room/office or extra bedroom space (only stairs in the home) that sits above the 2-car garage.

For the entertainer, the extra-large deck contains a granite bar top or grill accessory setup, cabinet space and recessed lighting perfect for entertaining!

This home is the total package sitting on a level (.69 lot) with plenty of parking, surrounded by trees and plenty of space between neighbors. Includes a 6 -zone inground sprinkler system.
All information deemed reliable, buyer to verify.

Features & Amenities

INTERIOR

Bonus Room • Carbon Monoxide Detector(s) • Carpet Flooring • Central Air • Central Heating • Ceramic Tile Flooring • Crawl Opening Attic • Crawl Space Foundation • Dishwasher • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Heating • Electric Range • Gas Log Fireplace • Gravel Floor Basement • Great Room Fireplace • Hardwood Flooring • Heat Pump • Kitchen Island • Laundry • Microwave • Open Floorplan • Primary Downstairs • Security System Owned • Smoke Detector(s) • Soaking Tub • Storm Door(s) • Two-Level • Utility Sink • Walk-In Closet(s) • Washer Hookup

EXTERIOR

Attached • Back Porch/Patio • Block Foundation • Brick Exterior • Cape Cod • Concrete Driveway • Covered Porch/Patio • Deck • Driveway • Front Porch • Landscaping • Level Lot • Shingle Roof • Traditional • Vinyl Siding Exterior

OTHER

Above Average Condition • Cable Connected • Electricity Connected • Propane • Public Water • Septic Tank Sewer • Water Connected

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
brphomes.com/mls/10002409