

Colonial Heights

5 BEDROOMS | 2 PRIMARY SUITES | KINGSPORT, TN

TWO WAYS TO OWN | LISTED @ **$415,000** | LEASE-TO-OWN OPTION

PRESENTED BY JENNIFER SANDVOS & JEN BROWN

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Room to Grow, Room to Gather

Built in 2023 and nestled in a quiet Colonial Heights community in Kingsport, Tennessee, this five-bedroom home offers an inviting blend of comfort and flexibility. Nine-foot ceilings and an open main level connect the family room, kitchen, and casual dining area, while a separate formal dining room provides an elegant setting for entertaining.



The standout feature is **two primary suites,** one on the main level and another upstairs. This versatile layout offers exceptional flexibility for multigenerational living, extended guests, or a private retreat on each floor.

Complete the picture with a 0.16-acre lot, the potential to expand the yard through "the acquisition of adjacent HOA-owned land", and convenient access to Kingsport and Johnson City. With a possible lease-to-own option also available, this Colonial Heights home offers possibilities worth exploring.

5 BEDROOMS	3.5 BATHROOMS	2,618± SQ FT
0.16 ACRE LEVEL LOT	2023 YEAR BUILT	2 CAR GARAGE

*Lot expansion is a potential opportunity only and is subject to HOA approval and recorded conveyance. No specific lot size is guaranteed.

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Living in Colonial Heights

KINGSPORT, TENNESSEE

THE ANSWERS TO WHAT BUYERS ASK MOST

Thinking about a move to Kingsport, TN or the Tri-Cities? Most buyers start with the same questions about schools, commute, cost and lifestyle. Here's what you'll want to know about this 2023 home in Colonial Heights, Sullivan County, TN 37663.



What do homes cost in Kingsport? The 37663 median is about $314,000, and Kingsport homes sell for roughly $160 per sq ft. This home is offered at about $159 per sq ft.

Are two primary suites hard to find? In this price range, yes. This home has one on the main level and a second upstairs.

What Schools Serve This Home?

- John Adams Elementary
- Robinson Middle School
- Dobyns-Bennett High School
- ETSU, about 20 minutes

Kingsport City Schools, rated A overall on Niche

How Far Is Everything?

- Downtown Kingsport, about 17 minutes
- Johnson City, about 15 minutes
- Bristol Motor Speedway, about 25 minutes
- Tri-Cities Airport (TRI), about 16 minutes
- Interstate 26 and Interstate 81

At a Glance

- About $159 per sq ft
- Built in 2023
- Two primary suites
- High-speed internet available
- Easy I-26 and I-81 access
- No state income tax

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Thoughtfully Designed

Main Level

- Nine-foot ceilings and an open floor plan
- Mohawk flooring in the main living areas, with Mohawk carpet in bedrooms
- Family room with fireplace
- Formal dining room off the foyer
- Casual dining area open to the kitchen
- Main-level primary suite with walk-in closet and dual-vanity bath
- Half bath
- Laundry room with washer and electric dryer hookups

Kitchen

- Granite countertops
- Large center island with seating
- Subway tile backsplash
- Gas range, dishwasher, disposal and microwave
- Pantry
- Kitchen and dining combination for easy entertaining

Outdoor & Lot

- 0.16-acre lot
- 8' x 10' concrete rear patio and front porch
- Attached two-car garage
- Potential to expand the lot with adjacent HOA land*

Upper Level

- Second primary suite with private bath and walk-in closet
- Three additional bedrooms, each with a walk-in closet
- Hall bath with double vanity
- Generous landing connecting all bedrooms

Smart Home & Efficiency

- Gas tankless water heater
- Smart thermostat, video doorbell, smart lock
- App-controlled smart garage door

Systems & Construction

- Electric and natural gas utilities
- Low-E, insulated vinyl windows
- PEX plumbing and low-VOC paint
- Dual-zone Carrier heat pump HVAC system
- Stone and vinyl siding exterior; shingle roof
- Public water and sewer



Features based on builder specifications and listing data; buyer to verify. *Subject to HOA approval and recorded conveyance.

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Two Primary Suites



Main-Level Primary

A spacious first-floor retreat with a walk-in closet and an en-suite bathroom featuring dual sinks and a spacious shower. Main-level primary living for added convenience.



Upstairs Primary

A second full suite upstairs with its own private bath and walk-in closet. Perfect for extended family, a returning college student, or guests who deserve their own space.

> *Multigenerational living, without compromise. Everyone gets privacy, and everyone stays close.*

Room to Expand Your Lot

The home sits on a 0.16-acre lot, and there is a potential opportunity to grow the private yard by conveying adjacent HOA-owned land into the lot. Ask the listing agents for details on the process and what is involved.*

*Lot expansion is a potential opportunity only, subject to HOA approval, survey and recorded conveyance. No specific final lot size is promised or guaranteed.

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Explore the Floor Plan

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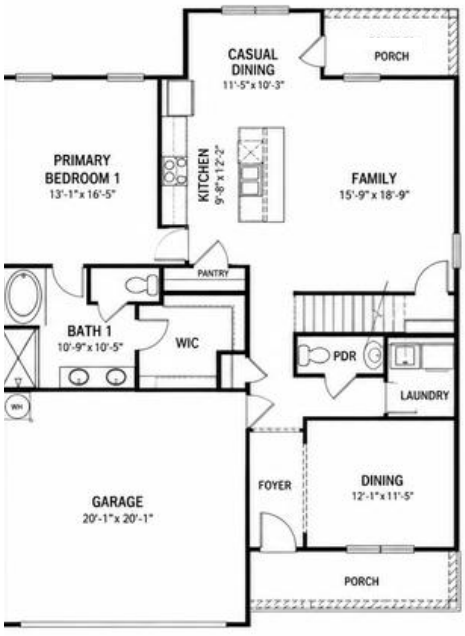
5 BEDS | 3.5 BATHS | 2,618± SQ FT | TWO STORIES



First Floor



Second Floor



FIRST FLOOR



SECOND FLOOR

Builder floor plan shown for illustration. Dimensions, furnishings and finishes are approximate and may differ from the actual home; buyer to verify.

A Closer Look

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Life in Kingsport, TN.

KINGSPORT, TENNESSEE

THE HEART OF THE TRI-CITIES

Kingsport pairs small-town charm with some of the best recreation in Northeast Tennessee. Living in Colonial Heights, Kingsport, Tennessee, means Fort Patrick Henry Lake and Warriors' Path State Park are minutes away, with everyday shopping, dining and services along Fort Henry Drive.

Weekends here can mean a morning on the lake, a hike at Bays Mountain, a race at Bristol Motor Speedway or a summer concert at Fun Fest.

Four distinct seasons, mountain views and an affordable cost of living are a big part of why buyers are choosing Kingsport and the Tri-Cities.



On the Water

- Fort Patrick Henry Lake
- Warriors' Path State Park marina
- South Holston River fly fishing
- Bays Mountain seasonal barge rides

Kayak, paddleboard and pedal boat rentals in season

Trails & Parks

- Warriors' Path State Park trails
- Bays Mountain Park & Planetarium
- Kingsport Greenbelt, 10+ miles
- Many golf and disc golf courses
- Darrell's Dream Boundless Playground (Narnia-themed playground)

Local Favorites

- Kingsport Fun Fest each July
- Bristol Motor Speedway
- Kingsport Carousel
- Speedway in Lights each holiday season
- Downtown Kingsport dining
- Johnson City and Bristol shopping
- Mountain Home VA Medical Center
- Nearby waterfalls and caverns

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Two Jennifers, One Purpose

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BROKERED BY REAL BROKER



Jennifer Sandvos

REALTOR | TN #386282

Licensed since 2003, Jennifer brings more than two decades of production, negotiation and marketing expertise. She is ranked in the Top 3% of Realtors nationwide, is a Lifetime Masters Club Award recipient, and is a Million Dollar Guild member of the Institute for Luxury Home Marketing. Her certifications include Certified Military Expert and Certified Relocation Expert, guiding buyers relocating to Northeast Tennessee.

Jen Brown

REALTOR | TN #386234

Jen pairs 18 years of corporate experience in financial optimization and operational strategy with a generational real estate legacy carried forward from her mother. Her depth in AI and technology, built since 2008, sharpens how Taylor Heritage Homes markets and serves every client.

> *Real estate is more than a transaction; it is the stewardship of one of life's most meaningful decisions.*

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Discover Why Buyers Are Choosing Northeast Tennessee

What are the best areas to live in Kingsport, TN?

Colonial Heights stands out, ranking #4 of 101 Best Suburbs to Buy a House in Tennessee, according to Niche's 2026 rankings. Located between Kingsport and Johnson City, this established community offers convenient access to shopping, dining, and outdoor recreation.

Is Kingsport, Tennessee, affordable?

Kingsport's cost of living is approximately 9% below the national average, with housing costs nearly 16% lower, offering an appealing balance of affordability and lifestyle.

Does Tennessee have a state income tax?

No! Tennessee has no state income tax on wages or retirement income, including Social Security, pensions, 401(k)s, and IRAs. Federal taxes may still apply.

What makes Kingsport special for outdoor enthusiasts?

Bays Mountain Park offers more than 3,500 acres of natural beauty, with hiking and biking trails, a scenic lake, wildlife exhibits, and outdoor recreation close to home.

What is the weather like in the Tri-Cities, Tennessee?

The Tri-Cities experiences four distinct seasons, colorful autumns, warm summers, and generally mild winters, with occasional snowfall.

Is Colonial Heights conveniently located for commuting?

Yes! Colonial Heights offers access to both Kingsport and Johnson City via the regional road network, making it convenient to explore shopping, employment, health care, and recreation throughout the Tri-Cities.

How close is the Mountain Home VA Medical Center?

The James H. Quillen VA Medical Center at Mountain Home is about 20 minutes from Colonial Heights and earned a 5-star CMS Overall Hospital Quality Star Rating in 2026.

Sources: Niche (2026); Apartments.com (October 2026); Tennessee Department of Revenue; Bays Mountain Park & Planetarium; U.S. Department of Veterans Affairs (2026). Information is deemed reliable but not guaranteed. Rankings, statistics, and other information are subject to change. Buyers should independently verify all information.

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Schedule Your Private Showing

Tour this five-bedroom Colonial Heights home. Contact Jennifer or Jen for the address, a private tour, or a personalized walkthrough of the purchase and lease-to-own options.



Jennifer Sandvos

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Information deemed reliable but not guaranteed. Buyer to verify all information including square footage, schools and lot details.
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