

TRICITIES Living

February 2024



Real Estate *Listings*
Canty's vision for future *Eatz Uptown*
Romantic films for *Valentine's Day*
Create more storage
in the *Kitchen*

A Special Supplement to

HC **BRISTOL**
HERALD COURIER
Truth. Accuracy. Fairness





USE OUR TRUSTED
LOCAL SERVICES
TO BUILD,
REBUILD,
OR REPAIR
YOUR DREAM
HOME

GET A FREE ESTIMATE

WHAT
WE
DO



SOUTHERN CRAFT
BUILDERS

- ✓ EMERGENCY SERVICES
- ✓ HANDYMAN SERVICES
- ✓ HOME MAINTENANCE
- ✓ HOME REMODELING
- ✓ EXTERIOR SERVICES
- ✓ FLOORING
- ✓ DRYWALL SERVICES
- ✓ CARPENTRY
- ✓ HOUSE PAINTING

ABOUT US

Do you need handyman services in Bristol, Johnson City, or Kingsport?

We are a Christian-owned and operated, local business committed to delivering first-class work, on time and on a budget in the Tricities.

Providing free estimates, we stand behind our work with a one-year warranty on all completed work.

CONTACT US

(423) 641 - 1028

info@southerncraftbuilders.com

1100 Windsor Ave Bristol, TN 37620



OPEN ENROLLMENT FOR ALL AGES! JANUARY 2024



Ballet, Jazz, Tap, & More!

Character Shaping
Confidence Building
Lifelong Friendships
Progressing Curriculum

***Ages 3 to Adult
Starting January 4***



**Kindermusik[®]
of Abingdon**

Make musical memories.
Grow lifelong learners.

Musical Skills ~ Movement
Sensory Awareness
Social ~ Emotional
Cognition ~ Language

***Newborns - 7
Starting January 15***



Classes for Everyone

Salsa
Dance Fusion
Tap
Core Training

***Teens to Adult
Starting January 29***

www.highlandsballetcompany.org

423-963-9007

highlandsballetcompany@gmail.com



TriCities Living

3

LIST OF REAL ESTATE AGENCIES

- ♥ Countryside Realty
- ♥ Jones Property
- ♥ Matt Smith Realty
- ♥ Prestige Homes of the TriCities
- ♥ The Mahaffey Agency



Publisher
Bristol Herald Courier
410 Bob Morrison Blvd
Bristol, VA 24201
HeraldCourier.com
AtHome@bristolnews.com

Layout/Design
Mike Wilson

Editorial
David McGee

Photos
Emily Ball

Advertising/Sales
Amanda Shell
ashell@bristolnews.com
Meloney Howell
mhowell@bristolnews.com



Hc BRISTOL
HERALD COURIER
Truth. Accuracy. Fairness

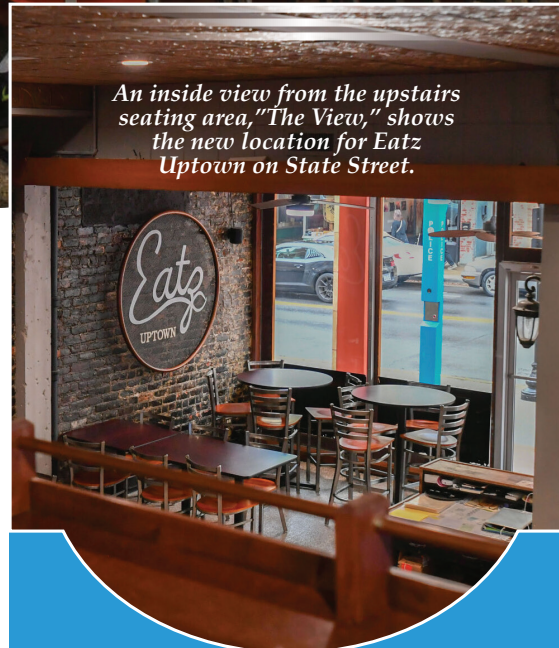




An inside shot shows the bar area in the new location for Eatz Uptown on State Street.

Eatz Uptown

the next step in Canty's vision for the future



An inside view from the upstairs seating area, "The View," shows the new location for Eatz Uptown on State Street.

The doors of Eatz Uptown opened quietly in September amidst the annual Bristol Rhythm & Roots festival.

When storms interrupted some Saturday afternoon performances, the dinnertime waitlist quickly grew beyond 90 minutes.

For loyal customers happy to see owner Mark Canty back in business after more than a year, waiting an additional 90 minutes was no inconvenience. In the months since, Eatz Uptown has become a regular destination for lunch and dinner.

For 18 years Eatz on Moore Street was Bristol's "best kept secret" with a large, loyal following, he said. Last year Canty took a leap of faith, closed the doors and prepared to relocate to a larger, much more visible spot.

"We outgrew Moore Street in the first five years. Moore Street couldn't sustain it," Canty told the Herald Courier last week. "I couldn't find a place in Virginia and this building here — formerly K.P. Duty — fit the criteria I was looking for — the space, size, everything. ... I knew the casino [Hard Rock] was coming here and I knew I had to be in position to be on the cutting edge of what Bristol is doing."

The real estate is prime — immediately adjacent to the Paramount Center for the Arts in the thriving 500

block of State Street.

"To be next to the Paramount, I had to put in a restaurant that would be consistently on that scale. We want to be on the same level of the other elite restaurants downtown," he said. "I had to be able to compete on a different level here. Compared to where I was on Moore Street, it's like going from college to pro. It's a whole other level of business and I had to get a staff to assist me."

While the move took longer and cost "a lot" more than expected, the business is growing and setting the stage for what the 68-year-old Canty envisions as his next step.

"My whole goal and my whole dream is to make my brand, Eatzy, a Fortune 500 company. I've got 20 years to do it and I believe we can. Eatzy on Moore Street was the beginning. This is the first real big step of connecting my dream to reality," he said.

"We outgrew Moore Street in the first five years. Moore Street couldn't sustain it," Canty told the Herald Courier last week. "I couldn't find a place in Virginia and this building here — formerly K.P. Duty — fit the criteria I was looking for — the space, size, everything."

"Right now I have a few cities who want us to come establish a restaurant — in the Tri-Cities and outside the Tri-Cities. As soon as we get this one up and running like it should be, I can explore those possibilities. I have to have the management in place here and I think I have the core to do it," he said.

He credits General Manager Trevor Leonard, who has extensive restaurant management experience, teaching him how to operate successfully on a larger scale — more food, more customers, more employees, more costs and more expectations.

It took 15 months to get the location ready. The space had to be gutted and fully refurbished.

"My vision had some detours, I nearly lost it all," he said. "I had to wait and do it in stages, but it turned out."

What he and his staff turn out



Eatzy Uptown owner Mark Canty sits with some favorite dishes inside his new restaurant location on State Street in Bristol, Tennessee.





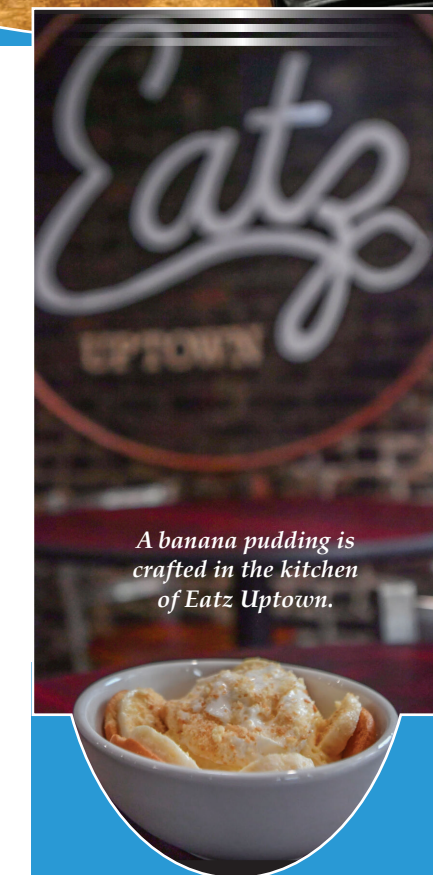
every day are favorites like smoked baby-back ribs [he plans to market his own barbecue sauce], savory fried catfish, fried chicken, jerk chicken and open-face roast beef and gravy.

Paired with side dishes like collard greens, baked macaroni and cheese or hand-cut French fries with a slice of homemade cornbread is a heaping plateful of joy. The recipe for a memorable lunch or dinner isn't complete without a bowl of homemade banana pudding.

Call it soul food or "scratch cooking," Canty knows what's on the plate and how its delivered is what matters most.

"Scratch cooking is a lost art. Not many people will take raw ingredients and present a fabulous meal. We live in a microwave world and everybody wants instant but nothing here is instant," he said. "I want my food to be consistently great — not sometimes great.

"We're known for great service; friendly atmosphere — a family atmosphere — and we want to keep that. People who come here are part of the Eatz family," said the third generation restaurant owner. "Everybody can't work here. The



people we have waiting on people are essential to my operation. They love people. We have so many regulars and they know them on a first-name basis."

The bar is integral to future growth. "We've added alcohol to our

repertoire," he said. "We'll never become a bar but for those who would like a mixed drink or a beer or a glass of wine, I have it here to offer them."

Besides tea and soft drinks, another favorite is also available — grape Kool-Aid.

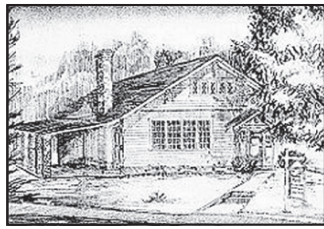
"It's part of the Black culture. Coming up as a child we didn't drink Coca-Cola or Pepsi Cola, we drank grape Kool-Aid," Canty said. "There was always a pitcher of grape Kool-Aid in African American homes. We sell quite a bit of it. It's a nostalgia thing ... If I put a sign up in the window for grape Kool-Aid, people know this is a soul food restaurant."

He plans to continue operating his Mr. Mac's BBQ catering business and the upstairs space at Eatz Uptown has space for over 50 and can be reserved.

A U.S. Air Force veteran who was trained in culinary arts. Canty has lived in Bristol most of his life and appreciates the community's support.

"The greatest compliment is when people say 'it's like my grandmother made' or it's 'how my mama cooked'," he said. "That leaves me with a smile." ♥





THE MAHAFFEY AGENCY
REAL ESTATE AND APPRAISAL SERVICES
103 W. Main Street, Abingdon, VA
(276) 628-5003
(276) 628-6007 FAX
www.themahaffeyagency.com



**Don't Make A Move
Without Us!**

Serving Southwest Virginia
Since 1983

The Mahaffey Agency sold their first property in 1983!

So grateful to have just celebrated 40 years in
business and looking forward to year 41!
Happy New Year to all our clients, friends, fellow Realtors!



Happy New Year



John Mahaffey
Owner/Broker



Jason Harris
451-6050
jcharris1117@gmail.com



Dave Merritt
608-4025
jdm2001usa@hotmail.com



Sue Ann Morris
356-4878
sueannmorris@comcast.net



Jennifer Rector
356-2818
jrector154@outlook.com



Roger Cole
623-0254
lrcoleii@hotmail.com





John Mahaffey
Owner/Broker



Jason Harris
451-6050
jcharris1117@gmail.com



Dave Merritt
608-4025
jdm2001usa@hotmail.com



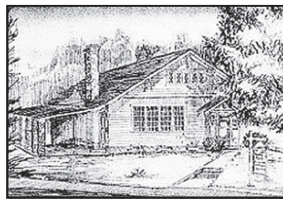
Sue Ann Morris
356-4878
sueannmorris@comcast.net



Jennifer Rector
356-2818
jrector154@outlook.com



Roger Cole
623-0254
rlcolei@hotmail.com



THE MAHAFFEY AGENCY

REAL ESTATE AND APPRAISAL SERVICES

103 W. Main Street, Abingdon, VA

(276) 628-5003

(276) 628-6007 FAX

www.themahaffeyagency.com



**Don't Make A Move
Without Us!**

Serving Southwest Virginia
Since 1983



UNDER CONTRACT

\$525,000

CEDAR LANE - GLADE SPRING VA -

Fenced grazing land fenced and ready to farm, produces a large amount of hay, public water on property with watering stations, large barn, you can also enter the farm from Cedar Lane, gate beside barn, you can also enter from the end of Bedford Lane - see gate. Property includes tax map numbers. MLS #92136

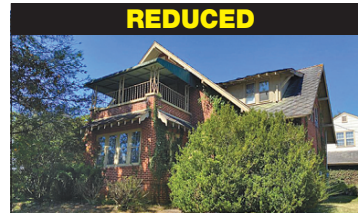


SOLD

\$550,000

22456 BREEZY POINT DR, ABINGDON -

Property was sold before print. For comp purposes only. Lakefront living at its finest! This one owner A-frame style home has three bedrooms and two full baths. Interior has custom handcrafted woodwork throughout the entire home. Family room has a floor-to-ceiling wood burning fireplace. Panoramic lake and mountain views from your 3.9 acre lot! There is a one car garage under, an exterior balcony and a wraparound deck. House was built on a solid concrete foundation. MLS #92234



REDUCED

\$449,500

117 W VALLEY ST - ABINGDON VA -

This could be a once in a lifetime opportunity to own a historic home on tree lined Valley St. One of Abingdon's fine old Craftsman style homes located right in the middle of the Old & Historic District and within walking distance to the Barter Theatre, Martha Washington Inn and the Virginia Creeper Trail. Enjoy all the fine restaurants and shopping venues in downtown Abingdon and you are just steps away from the Public Library. This 2000+ sf home offers 4 bedrooms, 1-1/2 baths, hardwood floors and two porches (one being an upstairs balcony porch). Included is a detached office building with approximately 1600 square feet fronting on Mason Place. MLS#89400



REDUCED

\$1,395,000

TBA FOLEY GAP RD - BRISTOL VA -

Exceptional property located near the village of Mendota and the newly opened Mendota Trail. This beautiful tract has over 9100 feet of river frontage on the North Fork Holston River; perfect for fun activities such as kayaking, fishing or tubing. There is a total of approximately 165 acres with 55 acres being open tillable land and the remaining is woodland. Multiple building and/or camping site possibilities or use as your new vacation property. Great for hunting. Old barn, with electrical service, currently on the property. MLS#89145



SOLD

\$699,000

21579 MOONLIGHT BAY ROAD ABINGDON, VA 24211 -

Rare opportunity for the ultimate waterfront living experience! This lakefront home is located in one of the few coveted lakefront neighborhoods on South Holston Lake. This large TVA lake is a haven for fishing and water enthusiasts with marinas and restaurants only a short drive away. Seldom do lakefront properties become available, especially one as desirable as this one. The impressive property is near the end of a peaceful cul-de-sac, and is situated within a small neighborhood of beautiful homes. Now is the time for a once-in-a-lifetime opportunity to experience the joy of lakefront living. Relax on the covered deck and take in the tranquility of nature while enjoying the panoramic views of the lake and majestic mountains. MLS#86318



UNDER CONTRACT

\$395,000

13180 MEADOWVIEW SQUARE, MEADOWVIEW -

Formerly the Harvest Table Restaurant and Gift Shop situated in the heart of Meadowview with approximately 6227 square feet total. Property was completely renovated in 2007 and is in good condition inside and out. All restaurant fixtures remain, including kitchen equipment, dining tables and chairs, etc as do some office type furniture. There are many unique decorating and construction features in this charming 100+ year old building. MLS#85060



UNDER CONTRACT

\$475,000

TBD OLD SOUTH WAY -

This unique and beautiful 44 acre property lies at the new Virginia Creeper Trailhead on Watauga Rd. between Abingdon and Damascus. It has an ideal building site with approximately 17 acres of bottom land and 27 acres of private timber and game preserve along the northern face of the river knobs. There is a large barn and a spring fed creek that rises in the knobs and runs along the length of the farm into a pond at the other end that provides ample water for plants or animals. MLS#83065



\$45,000

TBD LANDRIDGE -

Are you ready to build your dream home! One of a kind residential lot in the desirable Landridge subdivision, located within minutes of downtown Abingdon and easy access to the interstate and the Virginia Creeper Trail. Property lays well and is in an established neighborhood. Public water and sewer available. Good BUY! Owner/Agent. MLS#42637

Why List With Us?

Since 1983
Mahaffey Agents
have been involved
with the our local
community.
We bring Experience
& dedication to our
buying & listing
clients.





COZY UP TO THESE ROMANTIC FILMS THIS VALENTINE'S DAY

A number of people feel that nothing beats a quiet evening in with the one you love on Valentine's Day. Watching a romantic film together can be a way to cap the night off.

There are plenty of films that focus on Valentine's Day or have a larger romantic theme. Such movies are ideal for date nights and the ultimate date night: Valentine's Day.

♥ **"Valentine's Day" (2010):** This aptly titled film takes place on — you guessed it — February 14th. It has a who's who cast of well-known actors like Jennifer Garner, Shirley MacLaine and Bradley Cooper. Various storylines intersect among the characters as Los Angeles residents work their way through the highs and lows of love on Valentine's Day.

♥ **"Kate & Leopold" (2001):** While rom-com fans are used to seeing Meg Ryan teamed up with Tom Hanks, in this tale she's paired with Hugh Jackman. Jackman is a duke from 1876 who inadvertently finds himself traveling



through time to modern-day New York City, where he meets a plucky advertising executive. The two clash before they discover feelings for each other.

♥ **"The Princess Bride" (1987):** This movie has withstood the test of time. It has a little bit of everything: swordfights, revenge, a giant, and, of course, a heartwarming love story at its core.

♥ **"The Wedding Singer" (1998):** Despite coming out in the 1990s, this film brings on all the campy 1980's nostalgia, including a hit soundtrack of favorite songs from that decade. Although not everyone is a fan of Adam Sandler's comedic antics, this movie is less slapstick and more heartfelt. It's one of a few where Sandler has paired with Drew Barrymore in the lead roles. Check out "50 First Dates" if you want a fun Sandler-Barrymore double feature.

♥ **"Love, Simon" (2018):** In this movie, Simon, a high school student, hasn't yet come out to his friends and family, but has been exploring a budding romance with an anonymous boy online. The big reveal of that boy's identity is a moment of anticipation.

♥ **"Pride and Prejudice" (2005):** Jane Austen's classic novel has undergone many interpretations on the silver screen. The 2005 version starring Keira Knightley and Matthew Macfadyen as Elizabeth and Darcy is a fan favorite. With its beautiful

tableaus and enchanting soundtrack, viewers can't help but root for this unlikely couple.

♥ **"Always Be My Maybe" (2019):** This Netflix original movie has Ali Wong and Randall Park playing former childhood best friends with some unfinished business. When they are reunited as adults on different paths, will they find a connection? Keanu Reeves has a guest cameo.

♥ **"Chocolat" (2000):** A mysterious French woman and her young daughter open a chocolate shop in a remote place where villagers are afraid of change. Her confections seemingly have magical powers to fix the ills of people, if only the shopkeeper can lure the stubborn to give them a taste. Johnny Depp stars as a love interest.

♥ **"Notting Hill" (1999):** If Meg Ryan is the queen of rom-coms, Hugh Grant may be the king. In this movie, an unassuming British book shop owner gets cast into the limelight when a famous American actress played by Julia Roberts hides in the stacks and eventually becomes more than just a customer. ♦





Jacob Akin
Agent
(541) 646-0928
Licensed in TN



Shanna Berry
Agent
(276) 492-9500
Licensed in VA & TN



Sierra Blocker
Agent
(276) 345-6334
Licensed in VA & TN



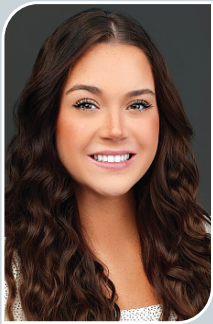
Jessica Cornett
Agent
(276) 698-4570
Licensed in VA



Tena Deloach
Agent
(276) 274-5264
Licensed in VA & TN



Heather Fields
Agent
(276) 608-7221
Licensed in VA & TN



Arin Galliher
Agent
(276) 608-7313
Licensed in VA & TN



Kathy Gentry
Associate Broker
(276) 608-3678
Licensed in VA



Stephanie Graham
Agent
(828) 707-2088
Licensed in TN



Debbie Lambert
Agent
(276) 206-4412
Licensed in VA



Andrea McGlamery
Agent
(423) 291-9094
Licensed in VA & TN



Beverly Odum
Agent
(423) 388-2792
Licensed in VA & TN



Debra Perry
Agent
(276) 494-3863
Licensed in VA & TN



Marc Perry
Agent
(276) 469-1168
Licensed in VA & TN



Cynthia Routon
Agent
(615) 574-0773
Licensed in VA



Valeria Salyers
Agent
(423) 430-0024
Licensed in VA



Sandra Snaden
Associate Broker
(276) 698-8311
Licensed in VA & TN



Amanda Vance
Agent
(276) 608-0965
Licensed in VA & TN

**2 Locations to Now
Serve You!
Downtown Bristol &
Downtown Abingdon**

www.MattSmithRealtyLLC.com

**As Seen on HGTV's
House Hunters**



Matt Smith Realty

Serving SW VA & NE TN



(276) 477-1500

Matt Smith



Matt Smith
Owner/Agent
(276) 608-4226
Licensed in VA & TN



Anthony Farnum
Principal Broker
(423) 383-3664
Licensed in VA & TN



**Now 2 Locations to Serve You!
Downtown Bristol & Downtown Abingdon!**



102 Wall St S Ste 3, Abingdon, VA 24210



**490 Court Street #24
Abingdon, VA 24210
3 Bed, 3 Bath, 2,152 Sq Ft
Desirable Litchfield Area.
#92042 • \$495,000**



**330 Senior Drive
Abingdon, VA 24210
Multi-Purpose Building,
Over 14,000 Sq Ft.
#92097 • \$2,295,000**



**319 Old Abingdon Hwy
Bristol, VA 24201
4 Bed, 2 Bath Updated Home!
Approx. 2,600 Sq Ft.
#9960809 • \$315,000**



**16166 Richardson Ave,
Abingdon, VA 24210
3 Bed, 1 Bath, Brick Ranch,
1,385 Sq Ft.
#91993 • \$259,900**



**108 Lemay Drive
Kingsport, TN 37664
3 Bed, 3 Bath, 1,664 Sq Ft,
Remodeled Home!
#91938 • \$339,900**



**460 Oak Hill
Abingdon, VA 24210
3 Bed, 3 Bath, 2,222 Sq Ft,
Brick Home in Town!
#91914 • \$339,900**



**101 Riley Drive
Chilhowie, VA 24319
Income Producing 21 Storage
Units with Office & Apartment!
#92065 • \$249,900**

www.MattSmithRealtyLLC.com



**Now 2 Locations to Serve You!
Downtown Bristol and Downtown Abingdon!**



102 Wall St S Ste 3, Abingdon, VA 24210



**20190 Yeary Trail
Abingdon, VA 24211
5 Bed, 3 Bath,
Over 4,000 SqFt.
#86860 • **\$935,000****



**16352 Lee Highway
Bristol, VA 24202
Kut & Fluff Pet Grooming
& Lodging
#91593 • **\$896,500****



**15335 Skyland Ave
Bristol, VA 24202
Updated 3 Bed,
2 Bath Home, 2,326 SqFt.
#89389 • **\$316,000****



**919 Russell Street
Bristol, VA 24201
3 Bed, 1 Bath, 1,721 SqFt.,
Close To Downtown!
#89124 • **\$129,900****



**18615 Cleveland Road
Abingdon, VA 24211
4 Bed, 3 Bath, Over 4,700 SqFt.
on 2.66 Acres.
#89427 • **\$699,000****



**2219 E Main Street
Lebanon, VA 24266
Former Gas Station/
Multi Use Building.
#86150 • **\$190,000****



**1202 Anchorage Circle
Vansant, VA 24656
Over 75,000 SqFt. of
Retail/Office Space.
#89053 • **\$2,590,000****

www.MattSmithRealtyLLC.com



Do You Have These Skills?

Problem Solving | Persuasion | Patience

We Want You

careers.acttoday.com





436 West Main Street 276-628-2250 (ph)
Abingdon, VA 24210 276-628-3631 (fax)
www.countryside-realty.com



Vickie Wampler
Associate Broker
276-393-6526
vwampler@comcast.net



Katie Zier
REALTOR®
276-706-1598
katie.l.zier@gmail.com



Mike Anderson
AUCTIONEER/REALTOR®
276-623-5900
maauctioneer@gmail.com



Angela Anderson
Broker/Owner
276-356-8700
aarealtor8700@gmail.com

**Call
to List
with Us!**

NEW LISTING - DON'T MISS THIS ONE!



Wake up in the Country with wildlife and apple trees but be just minutes to town! This 3 BR, 2.5 Bath, Brick home is a complete reno from top to bottom! Huge primary bedroom, private covered porch, and primary bathroom is huge with a "DREAM" shower. A "Dream" Kitchen with Kraft Made cabinetry, and stainless-steel appliances. Tile and hardwood throughout. Laundry room includes laundry sink and matching washer & dryer. The basement that can be finished into some living area or just great storage! Outside is a spacious, partially covered 28X16.9 deck with 1.3 +/- acres. MLS # 92261A

\$439,900

MOUNTAIN RETREAT!



130+/- acres of mostly wooded with some level, clear grassy land, 2 cabins, a camper with porch, a hunting shanty+++
MLS 86355
\$350,000

GREAT COMMERCIAL/RETAIL LOCATION!



2 Buildings, most
rented to long tenants.

Call for details or
appointment to view.

MLS 84405

\$699,900



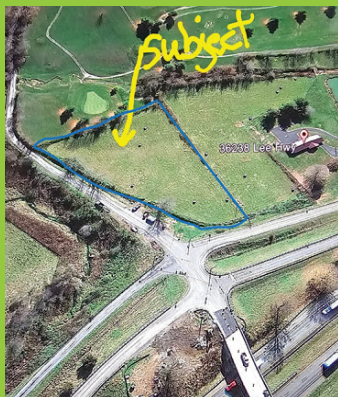
Do you desire a property with a beautiful view? This one has it! Views of Mt. Rogers and Clinch Mountains, and meadows. This tract is over 13 acres, the driveway has been graded and a gravel entrance has been developed. This tract of land is just waiting for your vision !
MLS# 91561 **\$189,900**



Stunning views of the countryside, yet less than 2 miles to downtown Marion! 96.6 acre tract of land boasts large grazing boundary, pond, small creek, new livestock fencing and plenty of shade in the woods...joins National Forest! Excellent hunting land for deer, turkey and bear with 2 hunting blinds in place. Lots of privacy with multiple cabin/home sites. Currently used for grazing cattle.

Located on a paved, state-maintained road. MLS #89251

\$450,000



Excellent Location! At Exit 32, just waiting for development; GREAT visibility from Interstate 81. This tract is over 2 acres, public water is nearby.
MLS # 91544 **\$225,000**

LAND

Building Lots: Lebanon: 1.15 +/- acres Mountain Meadows Subdivision MLS #82371 **\$24,900**; 2 Lots at Colony Park Subdivision, **\$11,500** each (owner/agent); Washington Co, VA: 2 acres, Wooded @ Brumley Gap **\$39,900**; 2 lots Buffalo Hills Subd., each lot over an acre, Reedy Creek Rd, **\$42,000** each (owner/agent); 1.72 acres Music Dr, **\$45,000**; Commercial Properties: In VA: 11.18 Acres at Exit 24 With I-81 Visibility, **\$650,000**; 2.140 +/- Acres at Exit 24 near Loves Truck Stop, 2 barns, graveled lot, water/sewer available, ready for development **\$299,000**; Nice building lot on Main Street downtown Abingdon, **\$169,000**; 1.38 acres on Lee Hwy, Commercial location with a fixer or demo house **\$159,000**;
Commercial Properties: In TN: 4.50 +/- acres West State St & Meadowview Rd frontage, **\$69,900** (owner/agent); 3.80 acres with frontage on West State Street, **\$169,900** (owner/agent);



**** OUR AGENTS ARE READY TO ASSIST YOU WITH YOUR HOME OR LAND SEARCH. CALL ONE TODAY! ****



ANDERSON AUCTIONEERS LLC
436 W. Main St., Abingdon, VA 24210
276-623-5900 | maauctioneer@gmail.com
BOOK YOUR AUCTION TODAY!



TriCities Living **15**



Whatever your
goals for the
new year are,
we will help you
get there.



Locally RESPECTED

BERKSHIRE HATHAWAY
HOMESERVICES

| JONES PROPERTY GROUP

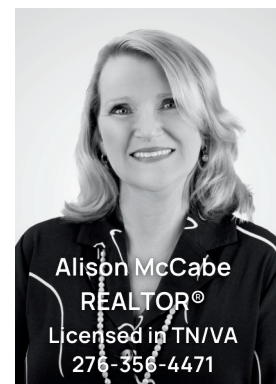
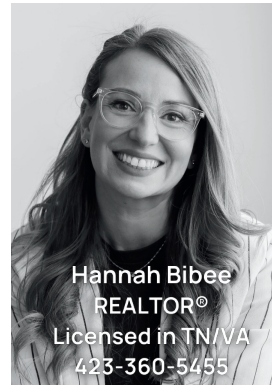
423.989.4100 | BHHSJones.com

836 State St, Bristol, TN | 153 W. Main St, Abingdon, VA

A Member of the franchise system of BHH Affiliates, LLC. 



Your Forever Agents®





CAROL JONES

REALTOR® Licensed in TN/VA
276-356-4747 - Mobile
cjones@BHHSJones.com

🏠 A Member of the franchise system of BHH Affiliates, LLC.



LUXURY COLLECTIONSM



50 New Lots Available in The Virginian Community

The Virginian is the premiere golf community in Bristol, VA. With a private 18-hole course designed by Tom Fazio, fitness center, swimming pool, tennis and pickleball courts, miles of walking trails, and two on-site restaurants, this is a gated community living at its best!

Lots Ranging in price from \$39,500 - \$195,000





14737 Washington Way | Bristol, VA 24202
4 Bed | 2.5 Baths | 2,753 SqFt | \$899,000
New Build in The Virginian | Open Concept Floor Plan
Top of the Line Appliances | Stone Fireplace | Mountain Views



**BERKSHIRE
HATHAWAY**
HOMESERVICES

JONES PROPERTY
GROUP

CAROL JONES

276.356.4747 - Mobile
423.989.4100 - Office
cjones@bhhsjones.com



935 Keller Lane | Marion, VA
4 Bed | 2.5 Bath | 4,537 SqFt | \$499,000





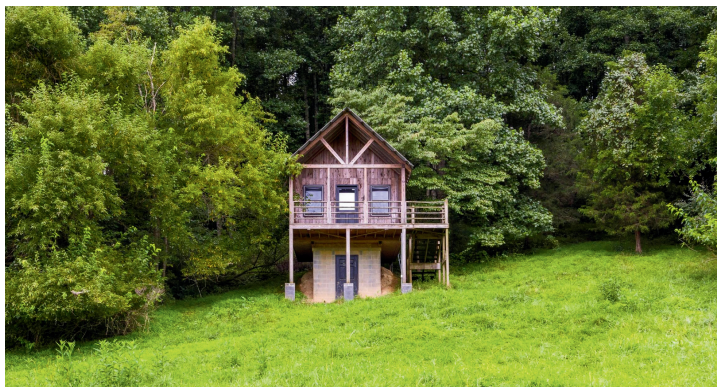
CAROL JONES

REALTOR® Licensed in TN/VA
276-356-4747 - Mobile
cjones@BHHSJones.com

🏠 A Member of the franchise system of BHH Affiliates, LLC.



LUXURY COLLECTIONSM



5031 Swinging Bridge Road | Mendota, Virginia 24270
3 Bed | 2 Baths | 2,500 SqFt | \$719,000
Updated Farm House on the North Fork of the Holston River
Horse Barn | Riding Ring | Cabin | Organic Orchard | 47 Acres





LUXURY
COLLECTIONSM

SIDNEY BAYNE
Mobile - 727-560-2792
Office - 423-989-4100
sidney@BHHSJones.com



FOR SALE

110 Galway Road | Bristol, TN
5 Bed | 3.5 Bath | 3,156 SqFt | \$649,900



219 Donegal Way
Bristol, Tennessee 37620



Simple Strategies

to create more storage space in the kitchen



If home is where the heart is, then the kitchen is where that heart spends most of its time. Kitchens are where family and friends tend to congregate during holiday celebrations, and many a homework assignment has been completed at a kitchen island while parents prepare dinner.

The popularity of kitchens is reflected in the attention these rooms get from renovation-minded homeowners. Data from the National Association of Home Builders indicates kitchens are the most popular room to remodel. Upgrading kitchen storage is a popular renovation project, and it's also one that has practical appeal. Adding more storage in the kitchen gives the room a more organized feel, which can make preparing meals more enjoyable and create space when hosting and guests inevitably congregate around an island. With those benefits in mind, would-be organizers can consider these strategies to create more storage space in the kitchen.

➡ **Take stock of the spice rack.** Creating more storage space does not necessarily have to

involve tools like screwdrivers, hammers and nails. Spice racks can easily become overcrowded as amateur cooks expand their culinary repertoire. A crowded spice rack inevitably spills out onto the surrounding countertop. Take stock of the spice rack and discard any spices or seasonings you haven't used in a while. This can create a more organized look and free up extra counter space.

➡ **Make a digital cookbook.** If your go-to recipes are filling a binder or two, those binders are almost certainly taking up precious storage space. Scan printed recipes and convert your physical recipe collection into a digital cookbook you store on a tablet.

➡ **Install roll-out shelving in the pantry.** Roll-out shelving puts

the entire pantry to use. Without such shelving, items are destined to be relegated to that nether region known as the back of the pantry. Some items never emerge from this area, as cooks forget

they're there and then purchase duplicates, which inevitably contributes to storage issues. Roll-out shelving ensures all items in the pantry can be found and greatly reduces the likelihood that cooks will have lots of duplicate items taking up precious kitchen space.

➡ **Remove single-use gadgets from the kitchen.** Much like spices and seasonings vital to the preparation of specialty meals have a tendency to be used just once, kitchen gadgets that lack versatility have a way of gathering dust and taking up storage space. Whether it's a popcorn maker, a seldom-used but space-needy wok or another gadget that's used infrequently, if at all, store single-use gadgets in the garage or another area of the house where they won't get in the way or contribute to a less-than-organized look in the room.

A handful of simple strategies can help anyone create more storage space in the kitchen. ♦



IMPROVE THE BEAUTY AND VALUE OF YOUR HOME WITH **EXPERT** RENOVATIONS!



BEFORE



AFTER



KITCHENS • BATHROOMS • DRYWALL • TILING • PAINTING & MORE!

Concept Building Solutions offers a wide range of construction services, including but not limited to general contracting, design-build, renovations, remodeling, and residential construction.



CONCEPT
BUILDING SOLUTIONS

Bluff City, TN
423-341-4149

CALL
TODAY
AND GET
A FREE
QUOTE



TriCities Living **23**

NOW BOOKING AUCTIONS!

WE WANT TO SELL YOUR PROPERTY

Vann Roark

Owner/Broker/Auctioneer

(276) 623-6663

Joe McConnell

Assoc. Broker

(276) 608-9158

Terry Mullins

Virginia Auctioneer

(276) 608-8114

**PROFESSIONAL
AUCTIONEERS
PROVIDING SERVICES
IN SOUTHWEST VIRGINIA
& EAST TENNESSEE**

WE SPECIALIZE IN:



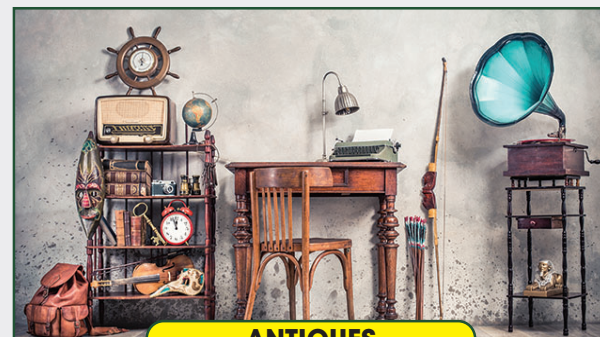
RESIDENTIAL



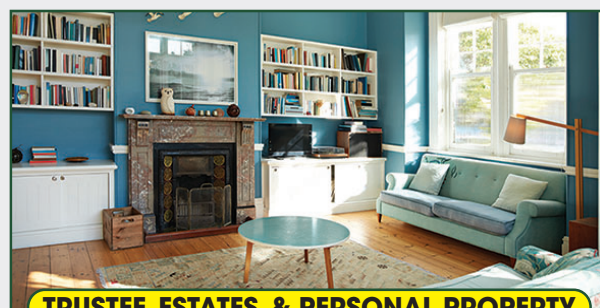
FARM & LAND



COMMERCIAL



ANTIQUES



TRUSTEE, ESTATES, & PERSONAL PROPERTY



AUCTIONEERS & REALTY, INC

17572 LEE HWY - ABINGDON, VA 24210

OFFICE: (276) 628-9588

WWW.RRAUCTIONEERSANDREALTY.COM

VANNROARKAUCTIONS@GMAIL.COM

VA Lic: 0512 • VA Firm Lic: 0972 • VA Real Estate Firm 022600695
TN Lic: 1191 • TN Real Estate Firm 00257555





**465 Shipley Drive
Bristol, Virginia 24201**

Check out this HIDDEN GEM in the heart of Bristol, VA! This immaculate, custom built, professionally landscaped, one owner home is one you'll love the minute you drive up and definitely when you walk in! You'll also love the privacy, outdoor entertaining areas and the fact that it's just minutes from The Hard Rock Hotel & Casino, plus everything downtown Bristol TN~VA has to offer.
Homes like this don't come around very often.

3 Bedrooms | 3.5 Baths | 3,978 sq. ft. | \$998,850



Rob Thomas
423-341-6954
423-217-0346
RobThomas@GoWithRobThomas.com
PrestigeHomesTriCities.com



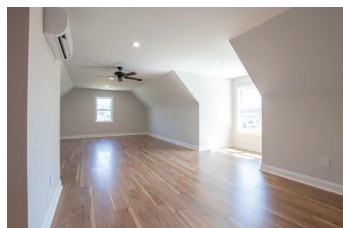
PRESTIGE HOMES OF THE TRI CITIES, INC



20190 Yeary Trail Abingdon, Virginia 24211

STUNNING LUXURY CUSTOM HOME in Abingdon, VA! Built in 2021 & designed with quality in mind, this spectacular 5 BEDROOM, 3.5 BATH home is located in The Heritage. The spacious, open concept eat-in kitchen is a chef's dream with professional grade Kitchen Aid appliances. You'll enjoy the open concept and primary bedroom on the main level. There's a full unfinished, walk-out basement and don't miss the 3 car attached garage pre-wired for heating and the majestic mountain views from the outdoor living area.

5 Bedrooms | 3.5 Baths | 6,849 sq. ft. | \$935,000



Cindy Hornsby

276-608-8262

423-217-0346

CindyHHornsby@aol.com

PrestigeHomesTriCities.com



PRESTIGE HOMES OF THE TRI CITIES, INC





812 Holston Avenue Bristol, Tennessee 37620

With all its iconic elegance, this rare home is an architectural gem in the crown of one of Bristol's most sought-after historic districts. This could be a once in a lifetime opportunity for someone to own an historic home on the idyllic, tree-lined Holston Avenue. Built in 1906, this home in true Greek Revival style has symmetry, proportion, simplicity, and elegance.

5 Bedrooms | 3.5 Baths | 7,186 sq. ft. | \$895,000



Debra Kennedy

423-956-4228

423-217-0346

Debra@DebraKennedy.net

PrestigeHomesTriCities.com



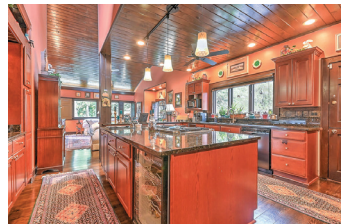
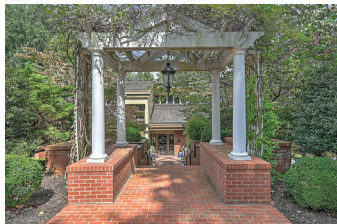
PRESTIGE HOMES OF THE TRI CITIES, INC



455 Arlington Avenue Bristol, Virginia 24201

Step into this extraordinary custom-designed contemporary home situated on over an acre. No feature was overlooked and every detail imaginable is here! The modern sleek lines will be an out of the ordinary blank canvas for your own personal style and interpretation! This custom designed home provides functional and comfortable living and is the perfect place for tons of friends and family entertaining.

5 Bedrooms | 6 Baths | 7,616 sq. ft. | \$890,000



Debra Kennedy

423-956-4228

423-217-0346

Debra@DebraKennedy.net

PrestigeHomesTriCities.com



PRESTIGE HOMES OF THE TRI CITIES, INC

DISCOVER THE LIFE YOU LOVE...



124 CROSS COMMUNITY ROAD
BRISTOL, TN 37620
\$3,495,000
DEBRA KENNEDY
423-956-4228



20214 YEARY TRAIL
ABINGDON, VA 24211
\$745,000
CINDY HORNSBY
276-608-8262



13237 REEDY CREEK ROAD
BRISTOL, VA 24202
\$465,000
REBECCA ARNOLD
276-734-5085



15490 PORTERFIELD HIGHWAY
ABINGDON, VA 24210
\$459,900
DANIEL SHEW
276-274-5271



445 SPRING LAKE ROAD
BRISTOL, VA 24201
\$445,000
ANDREW NEESE
276-619-1187



TBD LARGE HOLLOW ROAD
ABINGDON, VA 24210
\$399,500
REBECCA ARNOLD
276-734-5085

WWW.PRESTIGEHOMESTRICITIES.COM

PRESTIGE HOMES TRI CITIES, INC
701 BLUFF CITY HWY
BRISTOL, TN 37620
423-217-0346

1060 W. MAIN ST, SUITE 12
ABINGDON, VA 24210
276-451-3060



PRESTIGE HOMES OF THE TRI CITIES, INC

DISCOVER THE LIFE YOU LOVE...



920 PROSPECT AVENUE
BRISTOL, VA 24201
\$289,900
REBECCA ARNOLD
276-734-5085



103 TIMBERBROOK DRIVE #103
BRISTOL, VA 24201
\$275,000
BRITTANY RUTHERFORD
989-670-2627



407 COMMONWEALTH AVENUE
BRISTOL, VA 24201
\$239,000
ANDREW NEESE
276-619-1187



73 FORK RIDGE ROAD
LEBANON, VA 24266
\$199,000
ANNETTE LEONARD
276-356-9191



16425 NORDYKE ROAD
BRISTOL, VA 24202
\$184,900
REBECCA ARNOLD
276-734-5085



1907 DANTE ROAD
SAINT PAUL, VA 24283
\$144,900
ANNETTE LEONARD
276-356-9191

WWW.PRESTIGEHOMESTRICITIES.COM

PRESTIGE HOMES TRI CITIES, INC
701 BLUFF CITY HWY
BRISTOL, TN 37620
423-217-0346

1060 W. MAIN ST, SUITE 12
ABINGDON, VA 24210
276-451-3060



PRESTIGE HOMES OF THE TRI CITIES, INC



DISCOVER THE LIFE YOU LOVE...



TBD E MAIN STREET
ABINGDON, VA 24210
\$100,000
MARGO SEXTON
276-356-2657



SNAFFLE BIT LANE 3.23 ACRES
BRISTOL, VA 24202
\$59,850
ROB THOMAS
423-341-6954



PRESTON PLACE DRIVE 1.19 ACRES
ABINGDON, VA 24211
\$55,699
CINDY HORNSBY
276-608-8262



8424 OLD MILL ROAD
GLADE SPRING, VA 24340
\$35,000
MARGO SEXTON
276-356-2657



TBD RICKARD STREET
ABINGDON, VA 24210
\$25,000
MARGO SEXTON
276-356-2657



378 DOANE HOLLOW ROAD
SALTVILLE, VA 24370
\$25,000
MARGO SEXTON
276-356-2657

WWW.PRESTIGEHOMESTRICITIES.COM

PRESTIGE HOMES TRI CITIES, INC
701 BLUFF CITY HWY
BRISTOL, TN 37620
423-217-0346

1060 W. MAIN ST, SUITE 12
ABINGDON, VA 24210
276-451-3060



PRESTIGE HOMES OF THE TRI CITIES, INC



Cindy Hornsby
276-608-8262
Licensed TN/VA



Rebecca Arnold
276-734-5085
Licensed TN/VA



Reed Thomas
423-341-6866
Licensed TN/VA



Debra Kennedy
Broker/Owner
423-956-4228
Licensed TN/VA



Rob Thomas
423-341-6954
Licensed TN/VA



Margo Sexton
276-356-2657
Licensed TN/VA



Shelley Martin
423-416-0303
Licensed TN/VA



Daniel Shew
276-274-5271
Licensed TN/VA



Andrew Neese
276-619-1187
Licensed TN/VA



Debra Ball
423-366-7556
Licensed TN/VA



Marilyn Worley
561-632-1101
Licensed TN, VA & FL



Annette Leonard
276-356-9191
Licensed TN/VA



Sarah Miller
276-469-9792
Licensed TN/VA



Bethany Johnson
276-356-2289
Licensed VA



Brittany Rutherford
989-670-2627
Licensed TN/VA

Raising The Bar In Real Estate. Visit us at prestigehomestricities.com



Shannon Smith
423-827-4462
Licensed TN/VA



Evelyn Lindamood
423-646-8319
Licensed TN/VA



Connie Cook
423-646-8436
Licensed TN/VA



Joan Lawson Pierce
423-360-3438
Licensed TN/VA



Zoe Clark
276-591-7311
Licensed TN/VA

701 Bluff City Highway,
Bristol,
TN 37620
Phone: 423-217-0346



PRESTIGE HOMES OF THE TRI CITIES, INC

1060 W. Main St., Suite 12,
Abingdon,
VA 24210
Phone: 276-451-3060