

TRICITIES Living

September 2022

Real Estate *Listings*
Architectural *Styles*
Insurance *Solutions*
Real Estate *Financing Options*

A Special Supplement to

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

R
REALTOR®

**EQUAL HOUSING
OPPORTUNITY**

A USDA Loan could be the Answer.

- Ability to obtain up to 100% financing
- Competitive Interest Rates
- Low Monthly Mortgage Insurance

SCAN



To Learn More about
USDA Loans

Contact Us Today to See if You Qualify!*



Michael Trippeer
michael.trippeer@citizensbank24.com
(423) 989-4441
NMLS #586665



*Subject to USDA program eligibility requirements including borrower income eligibility and property must be located USDA designated rural area



Citizens BANK

Bank your own way.

NMLS #449222

LIST OF REAL ESTATE AGENCIES

- ▼ Highlands Realty
- ▼ Jones Property Group
- ▼ Mahaffey Realty
- ▼ Matt Smith Realty
- ▼ Meade Realty
- ▼ Prestige Homes of the TriCities



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

Editorial Content
Laura J. Mondul

Layout/Design
Mike Wilson

Advertising/Sales
Amanda Shell
ashell@bristolnews.com
Kelly Goin
kgoin@bristolnews.com
Kim Kelley
kkelley@bristolnews.com

Lora McCoy
lmccoy@bristolnews.com
Trey Fowler
tfowler@bristolnews.com
Meloney Howell
mhowell@bristolnews.com



A beginner's guide to fall planting and maintenance

Spring and summer are perhaps the busiest times of year for gardeners. However, fall also is a prime time to tend to gardens.

The tree and bare root retailer Bower & Branch advises that soil temperatures in many regions of the country may still be warm enough to encourage root growth well into the start of winter. Furthermore, fall is often the ideal time to plant, fertilize and keep a garden going or to get a head start on next year's bounty.

Here are some tips to make the most of the fall gardening season.

▼ Think about fall annuals and bulb planting. Near the end of September, start planting cool-weather-loving pansies and violas for pops of color as summer flowers fade. Also, it's a good idea to stock up on bulbs that will bloom in the months to come before they sell out in stores. Wait until the temperatures really cool down before planting them in desired spots for spring sprouts.

▼ Sow salad seeds. Lettuce, spinach, radishes, and arugula tolerate cooler temperatures. Try new and interesting lettuce varieties and enjoy salads well into the fall season.

▼ Take inventory of the sun. Positioning a garden carefully means maximizing hours of sunlight, which begin to dwindle in the fall. Experts say gardens grow best in sunny locations that receive six hours of direct sunlight each day. This is where container gardens can be helpful, as they allow gardeners to move plants into spots that will get ample sunlight.

▼ Fill in landscaping gaps. Some fall plants can add color around the landscape and brighten up homes to add curb appeal. In addition to pansies and violas, asters, kale and chrysanthemums are fall blooms. Keep in mind that mums can come back year after year. So take them out of those flower pots and get them into the ground. They can be enjoyed next year as well, sprouting in early spring and developing leaves and buds through late summer.

▼ Clean up unwanted growth. Fall is an ideal time to cut back spent vegetable plants and get rid of errant weeds. Rather than bagging leaves, mow them with a grass catcher



and then add the mix to a vegetable garden as an excellent soil insulator. The nitrogen and carbon will fertilize the soil, enhancing growing possibilities and limiting weed growth.

▼ Propagate plants in the fall. As temperatures gradually begin to cool, start taking cuttings from perennials, gathering seed pods from azaleas and rhododendrons and dividing hardwood cuttings, says the resource Gardening Know How. Consult with a garden center or horticulturist on the proper ways to propagate stems using rooting hormone and other techniques.

▼ Continue to water plants. Water is essential in the fall and winter as roots can still be growing. Gradually reduce watering duration as plants go dormant.

Fall planting and maintenance can extend gardening season and improve the chances of growing a healthy spring garden. ▼



MEADE REALTY

Auctions • Trustee's Sales • Estate Sales • Personal Property

"REAL ESTATE SERVICES SINCE 1982"

549 WEST MAIN ST., ABINGDON, VA

276-628-3789 • 1-888-828-3789 • www.meaderealty.com



BAILEY DRIVE, ABINGDON, VA

Three tracts of land containing 50.189 acres of open grazing land and is fenced for livestock. There is an old dwelling on the property but it does not lend a great value. Property is convenient to Exit 22 of Interstate 81 and Industrial Companies in the area.

\$603,000



LOT 8 & 9 WATAUGA ROAD, ABINGDON, VA

47.95 acres with a great view. This is a great grazing farm, mini farm, and great development opportunity. The farm is located within minutes of 81 Exit 19, and a short distance to Damascus.

\$399,900



255 GLENROCHIE DRIVE, ABINGDON, VA

Three bedrooms, two bath brick ranch on a nice level lot. Other features include dining room, full basement, two car attached carport with paved driveway

\$239,900



PEACEFUL VALLEY ROAD, BRISTOL, VA

Two tracts containing 8.9 acres of land, good building site. Land is convenient to Exit 7 of Interstate 81.

\$103,000



TRACT 22 CAPRI AVENUE, ABINGDON, VA

3.64 acres of wooded land near South Holston Lake. Tract needs a lot of clearing for home site.

\$89,500



LOT 28 SNAFFLE BIT ROAD, BRISTOL, VA

Great one and a half acre level lot to build your new house on. Lot is located near Exit 7 where you can shop, get on the Interstate, go to a movie, and enjoy a meal. Lots have been perked when subdivision was built.

\$69,000



STEINMAN ROAD, ABINGDON, VA

3.77 acres zoned R2. Great lots for single family, two family, and multifamily dwelling.

\$65,000



TRACT 4 WYNDALE ROAD, BRISTOL, VA

Two tracts containing 4.2 acres of open land with a small stream on back of property.

\$29,500



MEADE REALTY

Auctions • Trustee's Sales • Estate Sales • Personal Property

"REAL ESTATE SERVICES SINCE 1982"

549 WEST MAIN ST., ABINGDON, VA

276-628-3789 • 1-888-828-3789 • www.meaderealty.com



19388 REPASS ROAD, ABINGDON, VA

41.3 acres of land w/4 houses, one being the one described above. Second house is a 2 BR, 1 bath cottage w/LR, kitchen, enclosed back porch, and a full unfin. Walk out basement, containing 1064 sq. ft. built in 1950. Third house is a 2 year old brick house containing 1418 sq. ft. divided into 3 BR, 2 full baths, LR, and eat in kitchen with carport, covered front porch, and large open deck. The fourth house will be a 2 BR brick ranch containing 1320 sq. ft. divided into 2 BR, 2 baths, LR, kitchen, full walk out basement, and will be completed in 2022+. There is a detach garage containing 960 sq. ft., 1 equipment shop containing 3200 sq. ft., 40'x80', there is three bay garage attached to a 2 bay garage. The land is mostly open grazing land or hay fields. Land joins the Washington County Fairgrounds.

\$3,000,000



19526 REPASS ROAD, ABINGDON, VA

Brick ranch on 41 acres. Property is fenced for cattle. Property has a large workshop, and barn. Property is well located and is only a short distance to Interstate.

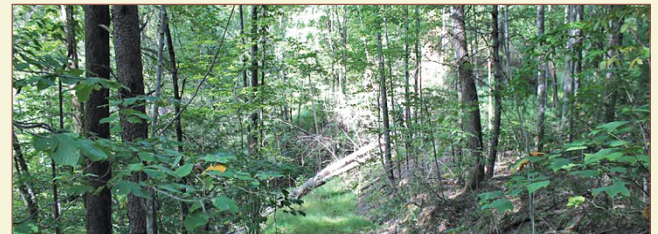
\$1,050,000



775 CRESSWOOD DRIVE, RICHLANDS, VA

Three BR, 2 bath split level with LR, dining area, kitchen, small den with sliding doors to open deck, large den, and laundry on lower level, and attached 1 car garage. Other features include paved drive way, and a partial unfinished walk out basement to an open patio.

\$184,900



TRACT 1 & 2 FLEENORS MEMORIAL ROAD, BRISTOL, VA

87.597 wooded acres of good hunting land with some good timber. Roads on property have some trees across them, so be careful if you drive on them. Small pond on property. Property is approximately thirty minutes from Interstate 81 Abingdon & Bristol.

\$129,000



**PORTERFIELD HIGHWAY
ABINGDON, VA**

Great business location for retail business or office space. Property has a four bay garage and great visibility from Route 19. Owner/Agent.

\$125,000



**PINEHURST COURT
ABINGDON, VA**

One of the few lots left in Winterham Subdivision. Close to Creeper Trail and the Glenrochie Golf Course. Public water and sewer available in a restricted subdivision in the Town of Abingdon, Va.

\$79,900



**LOT 41 SNAFFLE BIT ROAD
BRISTOL, VA**

Great one acre level lot to build your new house on. Lot is located near Exit 7 where you can shop, get on the Interstate, go to a movie, and enjoy a meal.

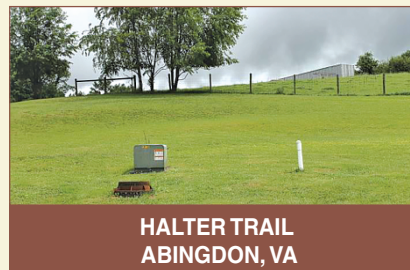
\$58,000



**LOT #8 HENDRICKS DRIVE
ABINGDON, VA**

Restricted building lot. \$100.00 per year association fee. Great building lot with view. Convenient to Abingdon. Owner/Agent.

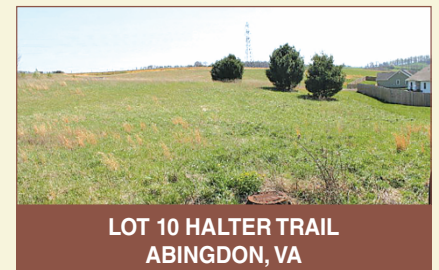
\$40,000



**HALTER TRAIL
ABINGDON, VA**

Good building lot with restrictions. Lot is convenient to shopping, schools, and Interstate 81. HOA is \$100.00 and covers sewer pump station and road maintenance.

\$29,500



**LOT 10 HALTER TRAIL
ABINGDON, VA**

Restricted building lot with water and sewer. Owner/Agent.

\$29,000



MEADE REALTY

Auctions • Trustee's Sales • Estate Sales • Personal Property

"REAL ESTATE SERVICES SINCE 1982"

549 WEST MAIN ST., ABINGDON, VA

276-628-3789 • 1-888-828-3789 • www.meaderealty.com



OLD JONESBORO ROAD, ABINGDON, VA

Two residential building lots containing 3.95 acres with old barn. Lots are convenient to Exit 13 of Interstate 81. Owner/Agent.

\$150,000



TRACT 14 MOCK KNOB ROAD, BRISTOL, VA

Great wooded tract near the Virginian Golf Club. Good building sites in woods or clear area and have great views of mountains. Land could be divided. Owner/Agent.

\$89,900



WINDSOR LANE, ABINGDON, VA

Good restricted building lot near Interstate 81 and Abingdon with water and sewer. Owner/Agent.

\$55,000



LOT #1 JOMEAN DRIVE, ABINGDON, VA

Beautiful Acres Subdivision. Restricted building lots. Owner/Agent.

\$52,500



**LOT #4 JOMEAN DRIVE
ABINGDON, VA**

Beautiful Acres Subdivision. Restricted building lot. Owner/Agent.

\$43,500



**TRACT 32 SNAFFLE BIT LAND
BRISTOL, VA**

Great restricted building lot with view. Owner/Agent.

\$39,500



**ALANTIS LAND
ABINGDON, VA**

11 acres of great recreation property near the lake all wooded. Owner/Agent.

\$29,900



**LOT 23 CHASE LANE
ABINGDON, VA**

Good building lot with restrictions. Lot is convenient to shopping, schools, and Interstate 81.

\$29,500



**LOT 36 LARIAT
ABINGDON, VA**

Good building lot with restrictions. Lot is convenient to schools, shopping and Interstate 81.

\$29,500



**LOT 15 HALTER TRAIL
ABINGDON, VA**

Good building lot with restrictions. Lot is convenient to shopping, schools, and Interstate 81.

\$29,500





Architectural STYLE

By Laura J. Mondul

The architecture of downtown Bristol Tennessee/Virginia reflects the rich history of this unique community. The downtown area development began in the mid-1800s. By the late 1900s, most of the businesses on State Street and surrounding streets had closed their doors and moved out to the mall. Downtown Bristol became borderline deserted, with only a few shops holding on and seeing little business. But in the 1990s, efforts on the part of city revitalization organizations and private business owners breathed life back into downtown Bristol and extensive renovations on downtown buildings have revived the faces of these more than century-old buildings.

One Bristol businessman saw potential in the bones of the old buildings. A general contractor in the region, James “Mickey” Lovett had spent 35 years building custom homes. In August 1999, he purchased the abandoned building on the corner of State Street and 7th Street in Bristol, Tennessee. Built in the early 1930s, the building had previously

been known as the W.T. Grant building, which housed a clothing store. Over the years, the two-story building saw many businesses come and go, including a shoe store and several restaurants. By the time Lovett purchased the building, it was in a state of disrepair.

“Downtown was broken glass and plywood at the time,” Lovett noted. “I

decided I was going to go downtown and I was going to do something.”

Lovett had his work cut out for him. He basically gutted and completely revamped the inside of the building, put a new storefront on the building and rehabbed the upper brick work on the exterior. Most of the bottom floor was trashed and little remained of the original architecture. Upstairs,



enough of the doors and original trim remained for Lovett to get an idea of what it had looked like back in the day. Now, the interior almost looks original, from the hardwood floors to the beautiful wooden columns and framing. The timeless look of the building is a result of Lovett's commitment to quality and his efforts to make look period.

"With all the renovations, I was always concerned about the classic style of a building, not try to modernize it," Lovett explained. "I tried to put my version of what it could have looked like back then."

The tin type ceiling is in fact original – Lovett tore out the dropped ceiling that had hidden it and restored the old tin to its former glory. Everything else, he painstakingly designed to look original, including using solid oak for the bar and other wooden installations.

"It was designed to look old," Lovett explained. "I wanted it to look old, I wanted it to be classic. People want classic. They want a taste of the way things used to be."

Before long, Lovett had installed a tenant in the building and State Line Bar and Grille opened for business in 2002. Lovett hoped that a few new businesses on State Street would

“With all the renovations, I was always concerned about the classic style of a building, not try to modernize it”

jumpstart the life back into downtown Bristol. But he was concerned that the restaurant could not be the 'sole survivor' downtown and stay in business for long. Soon, he turned his attention to another dilapidated building in the 600 block– 606-608

State Street, which Lovett usually just refers to as 608.

One of the most historic buildings in downtown Bristol, 608 was built by E.W. King in 1882, and featured a stunning 19th century brick façade. Originally, the building was only two floors; the third floor was added in 1894.



By the early 2000s, the three-story building, then owned by Bristol businessman Arthur Slaughter, had fallen into a severe state of disrepair. Already in debt from the extensive renovations on State Line, Lovett purchased the run-down building for \$50,000 in 2001. He had to put the purchase on a credit card, because he said banks were not interested in taking the risk on a dilapidated old building in a still desolate downtown.

"The contract was scribbled in pencil on a napkin at a downtown lunch counter," Lovett recalled. "We shook hands and the deal was done. I would at times chuckle at the thought of a small-town boy from the Jersey shore was forever linked by chain of title to two of the most prominent businessmen in the history of Bristol – E.W. King and Arthur Slaughter. I left my mark in my own way."

The 608 renovation was a challenge – the building had been abandoned for 25 years and as Lovett described it, it was 'trashed.'

Determined to keep the building looking as close to how he thought it originally looked, Lovett went to great efforts when restoring 608, which he now refers to as his favorite building.

Many of the bricks on the front of the building were missing or damaged, but replacing them proved to be a challenge – they were handmade, and no companies made bricks like that anymore. But Lovett persisted, and finally tracked down a woman in Bluff City, Tennessee, who could hand-make the bricks in the special shapes

and sizes needed to match the original masonry.

Another challenge was the tin ceilings, which Lovett restored. When he renovated the building, he extended the front out, and wanted to find tin plates to match the old ceiling. Easier said than done – he couldn't find any pieces to match the century-old tin ceiling. So he found a company in St. Louis that would make the tin pieces. He had to find a perfect example of it and send it off so they could make a mold and press new tin out. Lovett says if you look very closely, you can see where the old tin transitions to new, because the old tin has dents in it from where it was hammered out by hand.

Old 608 has changed hands – Lovett's original plan was for it to be an artist space, with displays downstairs and artist work areas on the top floors. However, the collapse of the housing market and other financial challenges as a result of his investments made it prudent for him to sell. Lovett sent 608 to auction in 2014, and the restaurant "Bloom" now inhabits the beautiful and lovingly restored historic building.

"It's the most beautiful building

downtown, and I knew that when I bought it from Arthur,” Lovett said. “I was walking downtown with my lawyer one day in ‘99, we were walking across the street and I was looking at that building and it was a dump. It was the ugliest building downtown. I looked at my lawyer and I said, one of these days I’m going to own that building and I’m going to fix it up. I’m gonna make that thing shine.”

Though he bought 608 before his final purchase a few doors down, 608 was actually the last to be renovated and served as his office space for several years.

The last building Lovett purchased was also on the 600 block of State Street – the old Kress building, two doors down from State Line. He bought the building in 2003 on a credit card – the banks still unwilling to risk a loan on an old building in a still struggling downtown Twin City.

Like many of the old buildings downtown, the Kress building came with an interesting bit of history. Built in 1929 by Samuel Kress, the building housed one of many “5 and Dime” Kress stores across the country at the time. The Kress chain was known for the fine architecture of the stores, as well as the signature Kress motif at the top of the storefront. And, like the other buildings downtown, it was derelict.

“His buildings were always classic,” noted Lovett. “Samuel Kress had his own team of architects and they would go into certain towns, if it was New Orleans, Los Angeles, New York City, his architects would design a building to go with that city. So if it was Los Angeles, it would be an art nouveau kind of style, if it was New Orleans, it would be a French Revival. This building was built like none other I’ve seen in town. It’s got a concrete foundation that would withstand a nuclear attack. All the upstairs was mahogany. When I redid that, I did mahogany; I did what Kress would have done.”

The spacious upper floors once housed the Kress offices, including the paymaster’s office. Lovett did remove the old paymaster office door – it was the old style solid wooden door with chicken wire inside the glass. Lovett kept that door and still has it in storage.

“I thought, Samuel Kress himself probably walked through this door,” Lovett said.

Lovett specifically renovated and remodeled the Kress building to house



keystone in a now thriving downtown Bristol.

“This has been the one that made it,” Lovett said fondly, sitting at a table in State Line Bar and Grille. “This has been my life blood. While everything else was collapsing around me, this was good. This building right here was the catalyst for everything you see down here. I always wanted it to become a landmark, and it has. Not long ago I saw, I was at LAX airport and saw someone wearing a State Line Bar and Grille T-shirt– so State Line truly has become a landmark that is known far beyond the borders of Bristol.” ▼

(Original Run, At Home Fall 2020)



what is now Borderline Billiards. He built with his tenant in mind. He restored the brickwork on the front of the building, opened up the dropped ceiling to reveal the original ceiling, and built the balcony in on the first floor. It opened as Borderline Billiards in 2006 and is managed by world class women’s pro circuit player Janet Atwell.

Eventually, all of the debt and the strain of overextending himself began to take its toll on Lovett. He sold the Kress building in 2010, and the E.W. King building in 2014. He still retains ownership of State Line, which has remained his flagship over the years and still does a booming business downtown. Once one of the few businesses to take a chance on State Street, State Line has now become a



LARGEST SELECTION OF NEW BUICKS IN THE TRI-CITIES!



www.crabtreegmc.com

2975 Lee Highway, Bristol, VA
Exit 5 Off I-81 on Lee Hwy

276-669-3141 • 888-377-1536

OPEN MON-FRI 8AM-7PM • SAT. 8AM-6PM



Matt Smith Realty

Serving SW VA & NE TN



(276) 477-1500



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



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



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



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



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



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



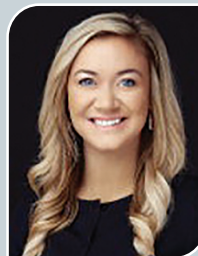
Kathy Gentry
Associate Broker
(276) 608-3678
Licensed in VA



Kim Keesee
Agent
(423) 383-9021
Licensed in VA & TN



Lisa Kimberlin-Vick
Agent
(276) 206-3291
Licensed in VA & TN



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



Nicole Matney
Agent
(276) 608-5126
Licensed in VA



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



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



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



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



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



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



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

www.MattSmithRealtyLLC.com



Matt Smith Realty

Serving SW VA & NE TN



(276) 477-1500

Matt Smith

102 Wall St S Ste 3, Abingdon, VA 24210



**16622 Old Jonesboro Road
Bristol VA 24202
6 Bed, 5 Bath with
4,800 square feet sitting on 5 Acres.
#83802 • **\$779,400****



**12034 Waterhouse Lane
Meadowview VA 24361
3 Bed, 2 Bath Cottage. Over
2 Acres with 2,400 sq feet.
#83933 • **\$299,900****



**325 Locust Street
Abingdon VA 24210
3 Bed, 4 Bath with
over 5 Acres in town.
#83874 • **\$629,000****



**177 Frazier Lane
Chilhowie VA 24319
3 Bed, 2 Bath Ranch
with 2 Acres.
#83847 • **\$259,900****



**29226 Tobias Drive
Meadowview VA 24361
4 Bed, 3 1/2 Bath with
3,800 sq feet sitting on 26 Acres.
#83823 • **\$659,900****



**10436 Echo Lane Glade
Spring VA 24340
3 Bed, 2 1/2 Bath with
3,600 sq feet sitting on 24 Acres!
#83789 • **\$589,750****



**15244 Cedar Creek Road
Meadowview VA 24361
Investor Alert! 4 home sites with
rental income potential on 15 Acres.
#83689 • **\$379,900****

www.MattSmithRealtyLLC.com



Matt Smith Realty

Serving SW VA & NE TN



(276) 477-1500

Matt Smith

102 Wall St S Ste 3, Abingdon, VA 24210



**1785 W Lee Highway
Wytheville VA 24382**
Medical Complex with 14,000 sq feet
of office space sitting on 4 Acres.
#82996 • **\$2,590,000**



**19092 Musick Drive
Bristol VA 24202**
4 Bed, 2.2 Bath with over
3,000 sq feet on over 5 Acres.
#83686 • **\$629,000**



**28381 Lee Highway
Meadowview VA 24361**
4 Bed, 3 1/2 Bath with over
3,500 sq feet sitting on 7 Acres.
#83654 • **\$549,000**



**17421 Ashley Hills Circle
Abingdon VA 24211**
3 Bed, 2 Bath with
2,000 sq feet.
#83046 • **\$239,000**



**24541 Green Spring Road
Abingdon VA 24211**
Lakefront on 5 Acres, 4,800 sq feet with
4 bed, 2 1/2 bath, bonus workshop.
#82423 • **\$1,444,000**



**821 N Main Street
Marion VA 24354,**
Investment Opportunity, 6 Bay Manual
Car Wash in Downtown Marion.
#83455 • **\$199,000**



**114 Weeping Willow Drive
Abingdon VA 24210**
New Construction Townhouse,
3 Bed, 2 Bath with 1,600 sq feet.
#82879 • **\$289,900**

www.MattSmithRealtyLLC.com

Abingdon Office
153 W. Main Street
Abingdon, VA
276.628.2618



BERKSHIRE HATHAWAY
HomeServices

Jones Property Group

Bristol Office
836 State Street
Bristol, TN
423.989.4100
bhhsjones.com

Your **FOREVER** Agents.SM



Carol F. Jones
Broker/ Owner
Licensed in TN/VA
276-356-4747



Laura Ashley
REALTOR®
Licensed in TN/VA
423-612-0888



Sidney Bayne
REALTOR®
Licensed in TN/VA
727-560-2792



Bette Bibee
REALTOR®
Licensed in TN/VA
423-360-8841



Hannah Bibee
REALTOR®
Licensed in TN/VA
423-360-5455



Brook Blevins
REALTOR®
Licensed in VA
276-698-8103



Amy Booher
Broker/
REALTOR®
Licensed in TN/VA
423-967-4224



Liza Conway
REALTOR®
Licensed in TN
423-534-9755



Henry Denton
REALTOR®
Licensed in TN
423-361-9395



Julie Estes
REALTOR®
Licensed in VA
423-416-0002



Melissa Hall
REALTOR®
Licensed in TN/VA
423-505-1793



Phyllis Harrison
REALTOR®
Licensed in VA
423-383-3296



Mary Herrera
REALTOR®
Licensed in TN
276-591-9458



Marie Hodge
Broker/
REALTOR®
Licensed in TN/VA
423-335-3963



Vivian Horn
Realtor
Licensed in TN/VA
423-341-6724



Dustin Hughes
REALTOR®
Licensed in VA
276-794-2700



Gary Hughes
REALTOR®
Licensed in TN/VA
276-451-0015



Cody Johnson
REALTOR®
Licensed in VA
276-494-3425



Gina Lawson
REALTOR®
Licensed in TN/VA
276-791-0470



Tracy Lewis
REALTOR®
Licensed in TN/VA
423-416-0241



Mary Glenn Lively
REALTOR®
Licensed in VA
423-963-8310



Sandra Loving
REALTOR®
Licensed in TN/VA
423-335-0458



Lisa Lundberg
REALTOR®
Licensed in TN/VA
423-677-7989



Alison McCabe
REALTOR®
Licensed in TN/VA
276-356-4471



Andrea McGlamery
REALTOR®
Licensed in TN/VA
423-291-9094



Debbie Miller
REALTOR®
Licensed in TN/VA
423-383-4714



Reece Miller
REALTOR®
Licensed in TN/VA
423-440-4324



Anita Morrell
REALTOR®
Licensed in TN/VA
305-304-3171



Justin Morrell
REALTOR®
Licensed in TN
423-335-8308



Michael Pruitt
REALTOR®
Licensed in TN/VA
276-698-7042



Brad Roop
REALTOR®
Licensed in VA
540-553-1065



Jenni Roop
REALTOR®
Licensed in VA
276-608-8972



Jeff Rountree
REALTOR®
Licensed in TN
239-229-5267



Julie Sproles
REALTOR®
Licensed in VA
276-791-0912



Paige Terry
REALTOR®
Licensed in TN/VA
423-335-2982



Chris Widner
REALTOR®
Licensed in TN
276-494-9544

PUT THE POWER OF OUR AGENTS TO WORK FOR YOU.

Give one of our REALTORS® a call today.

BHHSJones.com | 423-989-4100



PUT THE POWER OF OUR BRAND TO WORK FOR YOU.



Listing Agent, Phyllis Harrison, REALTOR®
with BHHS Jones Property Group

By partnering with Berkshire Hathaway HomeServices, the team at Jones Property Group works hard to offer local-market expertise through global brand strength. This approach means you get greater service and better results.

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

Bristol Tennessee/Virginia Association of REALTORS®



INDUSTRY PARTNERS



Community Key Holder



Jim Sells 276.466.9222 jsells@firstbank.com
Andy Puckett 276.644.9900 apuckett@firstbank.com
www.firstbank.com

Master Key Members



Russell Herndon
423.662-2019
rherndon@ecu.org



Gwen Pugh
423.573.9750
gwen@evergreentitleandclosing.com



David Mooney
423.779.3001
david.mooney@rjyoung.com

Kennedy & Stuart
Attorneys and Counselors at Law

Randy Kennedy
423.764.7162
randy@kennedystuart.com



Beverly Sharrett
276.644.1270
beverlys@bomva.com



Amanda Shell
276.669.2181
ashell@bristolnews.com



Kathy Fields
423.989.4426
kathy.fields@citizensbank24.com



Robert Campbell
423.610.0903
rob@blinds423.com



Rhenea Gross
423.612.0769
rhenea.gross@truist.com

Premier Key Members

Benchmark Home Loans
Lauren Kitts
678.799.0989
lauren.kitts@benchmark.us

Bentley Home Inspections
Gerald & Denise Jones
423.312.2323
geraldinspector@gmail.com

Bristol Chamber of Commerce
Amy Shuttle
423.989.4850
ashuttle@bristolchamber.org

BTES
Jennifer Booher
423.968.1526
jbooher@btcs.net

Cardinal Financial
Hunter Strayhorn
423.464.4018
hunter.strayhorn@cardinalfinancial.com

Peoples Home Equity
Megan Jones
423.928.5626
megan.jones@peopleshomeequity.com

Cross Country Mortgage
Russell Street
423.292.2126
rstreet@myccmortgage.com

ECU Title and Escrow
Randy Brooks
423.578.7368
rbrooks@ecutitle.org

McClain's Pest Control
Bob McClain
423.543.7088
mcclainspestcontrol@gmail.com

Mortgage Investors Group
Bob Hefty
423.283.4702
bob.hefty@migonline.com

Mumpower Title and Closing
Alicia Mumpower
423.573.2075
am@titletn.com

Angle Square Engineering PLC
Joshua Lewis
423.797.8802
engineering@anglesq.com

Powell Valley National Bank
Mary Beth Baker
276.346.1414
mbaker@powellvalleybank.com

United Southeast Federal Credit Union
Christi Gunnels-Garret
423.989.2163
cgarrett@usfcu.org

State Farm Insurance - Harold Dishner
Roben Caulder
423.574.6000
roben@dishneragency.com

THDA
Josh McKinney
615.815.2158
jmckinney@thda.org

Guaranteed Rate
Chris Gurnsey
623.764.3778
chris.gurnsey@rate.com

Martin Homes
Chris Martin
423.967.7075
martinhomestn@gmail.com

National Property Inspections East TN
Sidney Jesse
865.523.6200
knoxville@NPIinspect.com

The Antique Barn - Estate Liquidation Services
Jim Tench
276.676.1810
tabestatesales@gmail.com

Olinger & Associates, PLLC
Charles Olinger
423.989.3387
cpolinger@boacpa.com

On Point Home Inspections, LLC
Aaron Musgrove
276.696.1354
inspectingonpoint@gmail.com

Sierra Pacific Mortgage Co.
Josh Pruitt
423.525.1747
applywithjosh@gmail.com

Burke, Powers & Hartly
Rush Powers
423.764.2112
rushp@bphagency.com

Single Key Members

Quality Home Inspections
423.765.3116

Point Broadband
276.821.6117

Virginia Housing
276.228.7060

RD Training Systems
844.545.8787

Cutco Closing Gifts
757-714-7207

MD Property Inspections
276.356.7868

A&C Heating and Cooling LLC
276.608.1028

Bristol TN/VA Association of REALTORS



John Mahaffey
Owner/Broker



Jason Harris
451-6050
jharris1117@gmail.com



Dave Merritt
608-4025
jdm2001usa@hotmail.com



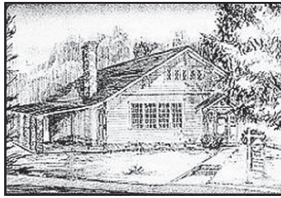
Sue Ann Morris
356-4878
sueannmoris@comcast.net



Jennifer Rector
356-2818
jennifer.h.ector@hotmail.com



Roger Cole
623-0254
Lrcoleii@icloud.com



THE MAHAFFEY AGENCY

REAL ESTATE AND APPRAISAL SERVICES

103 W. Main Street, Abingdon, VA

(276) 628-5003

(276) 628-6007 FAX

Email-mahaffey@eva.org

www.themahaffeyagency.com



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

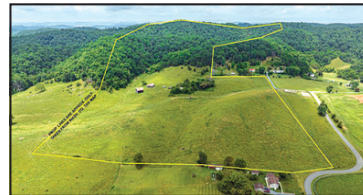
Serving Southwest Virginia

Since 1983



\$425,000

18390 OLD JONESBORO RD - Contemporary home with 10.68 acres on popular Old Jonesboro Rd is now ready for your final touches. Property has been under renovation and had 4 bedrooms and 2 1/2 baths. House has new roof, new siding where needed and most of the windows and some doors have been replaced. Property is zoned R-2 with possibility of further development. The land is gently rolling and wooded with long road frontage. Please view pictures to see the stages of renovation. MLS#83661



\$459,900

TBD NEAL RD - Beautiful farmland minutes from downtown Abingdon and South Holston Lake. Perfect place to build your dream home or continue use as a working farm. Approximately 64 acres of rolling hills, fenced for livestock, two barns on the property, and one of a kind views. Situated on a dead end road for privacy. Call today! MLS#83119



\$699,000

840 MUIRFIELD CIRCLE - Exceptionally well built home in the golf course community of Winterham. Situated on a cul de sac with open views of Glenrochie Golf Course. Oversize two car garage. Stone patio off covered porch in the rear. Unfinished basement has high ceilings, fireplace and walk out access to side yard, could be finished into a recreation room. MLS#82951



\$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 17 acres of bottom land and 27 acres of private timber and game preserve along the northern face of the river knobs. Abingdon is only a 4 mile walk or bicycle ride on the Creeper Trail. The hiking is great from this property through the Great Knobs via the trail. 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. Don't miss out on this great location! MLS#83065



\$349,000

18725 GRAHAMS DRIVE - Looking for one level living in a quiet, established neighborhood close to the town of Abingdon.? This one owner home features a large living room, kitchen, dining room, four bedrooms, three baths, and full partially finished basement . This could give you the flexibility of living on one level or adding more finished square footage in the basement. The home has a large deck and sits on over a half acre yard for your enjoyment or entertaining. MLS#83135



\$275,000

TBA WOLF CREEK TRAIL - Excellent tract of land in good location. Lot is 4.27 acres and zone R-3. Land is ready to build and should support at least 35 apartment units. Apartments are on one side and retirement facility on the other. Public water and sewer are available. MLS#82584



UNDER CONTRACT

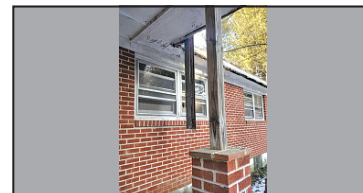
\$169,500

20066 BRUMLEY GAP RD - There is a combination lock box on the wrought iron column, call listing office or listing agent for code. Subject to errors and/or admissions. Buyers or buyers agent to verify all information. Property is being sold as is/where is without any warranties or guaranties. The road is a shared private road with no road maintenance agreement in place. The spring is on adjacent property, shared but water rights are in place. MLS#83508



\$45,000

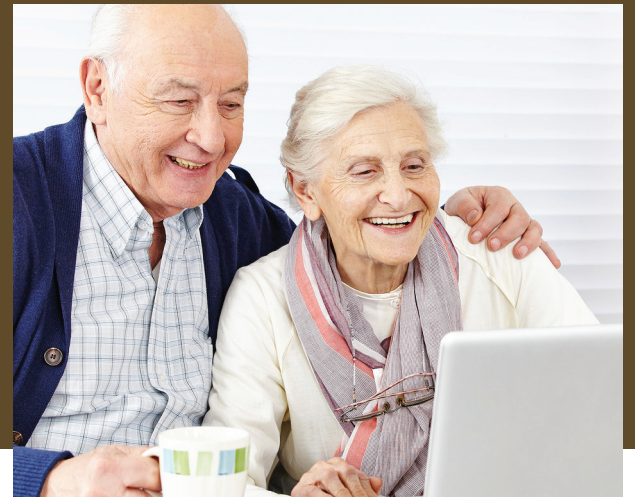
TBD LANDRIDGE - Are you ready to build your dream home! One of a kind residential lot in the desirable Landridge subdivision, located within minutes of downtown Abingdon and easy access to the interstate and the Virginia Creeper Trail. Property lays well and is in an established neighborhood. Public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



\$61,000

29181 JEB STUART HWY - THIS PROPERTY IS ON THE MARKET TO SATISFY MEDICAID REQUIREMENTS. This Brick ranch is located in the village of Konnarock The house needs extensive renovation and is being sold "as is, where is". Terrain is steep, use CAUTION when walking the property and it is not safe to enter the house. MLS#62035

Have You Recently Moved? You May Qualify for a Medicare Special Enrollment Period



Typically, you are only able to make changes to your Medicare coverage during Medicare's fall Open Enrollment Period, which runs from October 15 to December 7 each year.

But certain life events, such as moving, may qualify you for a Medicare Special Enrollment Period (SEP). If you qualify for a Medicare SEP, you can change your Medicare coverage outside of the Open Enrollment Period.

Medicare Special Enrollment Periods are unique to you and the events happening in your life. If you qualify for an SEP, you typically have up to two months following the life event to enroll in a new Medicare Advantage plan or return to Original Medicare (Medicare Part A and Part B).

Insurance Solutions Group is a locally based independent insurance agency with licensed agents that can help you see if you qualify for a special SEP and assist you in finding a plan that fits your individual needs. We have offices in Abingdon and Bristol and can be reached by calling (276) 676-1810 or emailing us at insurancesolutions1080@gmail.com.

During a Medicare Special Enrollment Period, you can typically:

- Switch from one Medicare Advantage plan to another MA plan
- Switch from a Medicare Advantage plan back to Original Medicare
- Add or drop a Medicare Prescription Drug Plan (Medicare Part D)

You cannot enroll in Medicare Part D if you're enrolled in a Medicare Advantage plan that includes prescription drug coverage. If you change from an MA plan that includes drug coverage to an MA plan that does not, you may add a Part D plan upon enrolling in the new MA plan.

Do You Qualify for an SEP?

There are several types of moves that may qualify you for a Medicare Special Enrollment Period, including if you:

- Move somewhere that isn't in your current Medicare Advantage plan's service area
- Move within your current plan's service area, but have new plan options
- Move back to the United States after living abroad
- Move in or out of an institution

3 Things to Know if You've Moved or are Planning to Move

There's a lot to consider when moving, especially when it comes to your Medicare coverage. Below we outline 3 things you should know to ensure you continue getting the coverage you need, even after you move.

1. Medicare Advantage plan availability varies by location

Not all Medicare Advantage plans are available in every region. If you're planning to move or have recently moved, we recommend speaking with a licensed insurance agent who can help you find Medicare Advantage plans in your area.

2. A New Medicare Advantage plan may require you to choose a new primary care physician up front

Some Medicare Advantage plans require you to choose a primary care physician upon enrolling in a new plan, especially if your current primary care doctor isn't in your new plan's provider network. Some MA plans also require you to get a referral from your primary care physician before seeing a specialist.

When choosing a primary care physician, be sure you choose a physician who:

- Accepts new Medicare patients
- Participates in your plan's network
- Partners with your preferred specialists and hospitals

3. Doctors don't have to accept all Medicare Advantage plans

Not all doctors may be in your plan's network. If you go to a doctor that does not accept your Medicare Advantage plan, you could be responsible for 100 percent of the costs. Be sure your new doctor accepts your Medicare Advantage plan before scheduling your first visit.

How to Change Your Address With Medicare

You can update your contact information online by visiting the Social Security Administration website, by phone via 1-800-772-1213 (TTY 1-800-325-0778) or by visiting your local Social Security office. ▼

MEDICARE CHOICES CAN BE PUZZLING...

WE CAN HELP YOU UNDERSTAND
THE PIECES



CALL US

Local Independent Agents

Jim Tench – 276-676-1806
Dirk Crandell – 276-676-1810



Insurance Solutions

www.inssolutionsgrp.com
2 Locations to Serve You!
Abingdon, VA & Bristol, TN



custom upholstery

**as custom
as you are
creative**

 **KISER**
FURNITURE



custom furniture sale

Open:
Mon. - Friday
9:00-6:00 pm
Sat. 9:00-5:30 pm
619 West Main St.
Abingdon, VA
276-628-7341
*Financing
Available*

*Percentage off original prices. Discounts cannot be combined with other offers or used on prior purchases. Excludes Tempur-Pedic and Stearns & Foster mattresses. Offers may vary and be available only at certain retailers. HGTV and HGTV HOME are trademarks or registered trademarks of Scripps Networks, LLC. in the United States and/or other countries. Used under license.



Abingdon Office

461 W. Main St., Abingdon, VA
(276) 676-2221

Bristol Office

850 Sullins St., Bristol, VA
(276) 644-4333
(423) 341-9903

Marion Office

134 E. Main St., Marion, VA
(276) 780-0193



Kathleen Brown
Cell: (276) 451-0788
TN & VA Principal Broker



Frank Brown
Cell: (276) 608-5282
Supr. VA Broker/TN
Principal Broker in Bristol



Taylor Bettis
Cell: (423) 341-2408
Licensed in TN & VA



Clayton Brown
Cell: (276) 451-0907
Licensed in VA



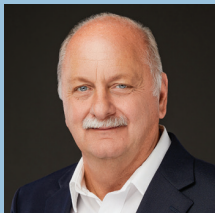
Patrick Campbell
Cell: (276) 780-5566
Licensed in TN & VA



Lori Foster
Cell: (276) 274-6211
Licensed in TN & VA



Ryan Grubb
Cell: (276) 698-8446
Licensed in VA



Mike Guffey
Cell: (423) 383-1619
Licensed in TN & VA



Natasha Honaker
Cell: (423) 612-4992
Licensed in VA



Roberta Hylton
Cell: (276) 356-5700
Licensed in TN & VA



Debbie Kiser
Cell: (276) 698-4960
Licensed in VA



Kevin Littreal
Cell: (276) 780-0845
Licensed in TN & VA



Bear Lloyd
Cell: (276) 608-0522
Licensed in TN & VA



Sarah Miller
Cell: (276) 469-9792
Licensed in TN & VA



Aaron Napier
Cell: (276) 274-0871
Licensed in VA



Pam Patrick
Cell: (276) 356-5432
Licensed in TN & VA



Dave Prater
Cell: (276) 685-7418
Licensed in VA



Phyllis Ramey
Cell: (276) 623-6806
Licensed in VA



Misty Richardson
Cell: (276) 698-1895
Licensed in VA



Joe Robinson
Cell: (276) 706-0373
Licensed in VA



Cindy Rollins
Cell: (276) 200-8986
Licensed in TN & VA



Tim Sproles
Cell: (423) 612-8747
Licensed in TN & VA



Kenton Thompson
Cell: (407) 982-9377
Licensed in VA



Steve Willinger
Cell: (423) 797-0355
Licensed in TN & VA



Jenny Woods
Cell: (276) 356-1100
Licensed in VA

Find your dream
property
in VA or TN at



HighlandsRealtyInc.com

Real Estate Financing Options



The decision to buy a home is significant. Real estate is the biggest investment the average person will make in his or her lifetime, which underscores just how significant the home buying decision can be.

The real estate experts at Zillow recently reported that the national median price of a home in the United States is \$272,446. However, since the National Association of Realtors reported a record low housing inventory late in 2020, the average house price has been rising rapidly nationwide. The Federal Reserve Bank of St. Louis estimates the median home sales price at \$374,900, and certain states have much higher prices. WOWA, a real estate and finance technology company, says the average sale price of a home in Canada was \$679,051 in July 2021.

Most people do not have \$300,000 to \$600,000 in savings on hand to purchase a home in cash. That means they'll need to rely on financing to pay for their dream homes.

Conventional Lending

Conventional lending refers to when a bank or another financial institution loans a home buyer money to buy a home. This is one of the most common ways to fund a home purchase. Personal credit score as well as credit history help determine eligibility and interest rates for conventional loans. Availability of assets as well as income level are some additional determining factors.

Conventional loans are traditionally 10-, 15- or 30-year notes and will require a certain percentage as the down payment to secure the loan. The bank will determine the down payment requirement, which is typically somewhere between 3 and 20 percent.

FHA loan

A Federal Housing Administration loan is issued by an FHA-approved lender. These loans are designed for low-to-moderate-income borrowers, according to the financial guide Investopedia. FHA loans require lower minimum down payments and lower credit scores than many conventional loans. FHA loans also require mortgage insurance up front, plus annually for 11 years or the life of the loan depending on the length of the loan.

HELOC

A Home Equity Line of Credit, commonly called a HELOC loan, borrows against the available equity in your home to create a line of credit, much like a credit card. These funds can be used for large expenses or to consolidate higher-interest rate debt on other loans, according to Bank of America. It may be possible to use a HELOC to secure funding to make improvements to a home for

those who want to flip it as an investment property.

Private Money Lenders

Individuals investing in real estate who do not intend to use

a property as a primary residence may turn to private money lenders. These investors can tap into capital from personal connections and lend at specified interest rates and payback periods, according to Fortune Builders, a real estate investing resource. Keep in mind the interest rate will likely be higher with a private lender than through a conventional lender. The repayment term also will be shorter.

VA-Backed Loan

The U.S. Department of Veterans Affairs has a program for acquiring loans through conventional lenders that will be partially guaranteed against loss through the VA. This enables a lender to give better loan terms, such as the option to pay no down payment. Interested parties need to qualify for a Certificate of Eligibility and then work with qualified lenders.

People have several options to finance the purchase of a home. These loans can help make the dream of home ownership a reality. Potential buyers are urged to speak with mortgage professionals or financial planners to consider their options. ▼

Highlands Auction Company, LLC

Abingdon, VA

Blake Andis

(276) – 451– 0194
Auctioneer, VAL #4546

Ernest Nunley

(276) – 206 – 6240
Auctioneer, VAL #4547
TNL #7287



We specialize in offering real estate, land, estates,
personal property, farm equipment, antiques, and liquidations.



www.highlandsauction.com



facebook.com/highlandsauctioncompany





GET YOUR NIGHT RACE WEEKEND TICKETS
SEPTEMBER 15-17



SCAN CODE TO GET YOUR NIGHT
RACE WEEKEND TICKETS



Market Trends

	Key Metrics	August 2022	August 2021	+ / -	YTD 2022	YTD 2021	+ / -
Bristol, TN 37620	New Listing Count	54	49	10.2%	463	446	3.8%
	Closed Sales Count	56	69	-18.8%	410	405	1.2%
	Median Days	45	39	15%	41	45	-8.9%
	Average Sales Price	\$266,808	\$219,739	21.4%	\$237,373	\$223,437	6.37%
Blountville, TN 37617	New Listing Count	18	20	-33.3%	122	146	-16.4%
	Closed Sales Count	15	16	-6.2%	101	137	-26.3%
	Median Days	37	37	0%	40	44	-9.09%
	Median Sales Price	\$377,500	\$200,450	88.33%	\$280,000	\$210,000	33.33%
Bluff City, TN 37618	New Listing Count	11	23	-52.2%	107	113	-5.3%
	Closed Sales Count	12	9	33.3%	90	87	3.4%
	Median Days	47	39	20.51%	45	48	-6.25%
	Median Sales Price	\$239,500	\$230,000	4.13%	\$275,000	\$211,000	30.33%
Piney Flats, TN 37686	New Listing Count	15	22	31.8%	122	123	-0.8%
	Closed Sales Count	6	27	-77.8%	96	119	-19.3%
	Median Days	54	40	35%	47	48	-2.08%
	Median Sales Price	\$341,500	\$330,000	3.48%	\$380,000	\$299,650	26.81%
Bristol, VA 24201	New Listing Count	33	35	-5.71%	224	231	-3.03%
	Closed Sales Count	21	24	-12.50%	178	195	-8.72%
	Median Days	36	46	-21.74%	40	46	-13.04%
	Median Sales Price	\$155,500	\$178,500	-12.89%	\$158,500	\$149,900	5.74%
Bristol, VA 24202	New Listing Count	19	17	11.76%	103	134	-23.13%
	Closed Sales Count	11	23	-52.17%	83	119	-30.25%
	Median Days	51	53	-3.77%	49	59	-16.95%
	Median Sales Price	\$460,000	\$222,000	107.21%	\$220,000	\$205,000	7.32%
Abingdon, VA 24210, 24211	New Listing Count	16	31	-48.39%	161	177	-9.04%
	Closed Sales Count	16	25	-36.00%	130	139	-6.47%
	Median Days	45	54	-16.67%	51	58	-12.07%
	Median Sales Price	\$318,850	\$275,000	15.95%	\$285,000	\$235,000	21.28%

Data from REALTOR Property Resource® from the National Association of REALTORS®

MORTGAGE LOANS

with up to **100% FINANCING**

*In addition to 100% financing,
you may also enjoy these extraordinary benefits:*

No Private Mortgage Insurance (PMI)

Fixed rates

Finance all or a portion of your closing costs

Additional funds for upgrades and renovations

**Visit ecu.org/mortgage
to learn more!**

Apply Today!



Russell Herndon
Mortgage Relationship Manager
NMLS# 151311
Office: 276.619.2608
Cell: 423.440.9366
www.ecu.org/rherndon



**EASTMAN
CREDIT
UNION®**
ECU BESIDE YOU

800.999.2328



151 PLACID LANE
UNICOI, TN 37692

OFFERED AT
\$890,000

New LISTING



slice of heaven

42 Acres! Words can't describe what you feel when you drive into Desiderata. (named for a poem by Max Ehrmann - "Go placidly amid the noise and the haste and remember what peace there may be in silence"). As you pass through the gated entrance you immediately know you have entered peace and tranquility.

www.151placidlane.com
Scan here for all the details.



PRESTIGE HOMES OF THE TRI CITIES, INC

Prestige Homes of the Tri Cities, Inc
701 Bluff City Highway
Bristol, TN 37620
423-217-0346



278 WEST MAIN STREET
LEBANON, VA 24266
\$539,900
REBECCA ARNOLD
276-734-5085



2314 EDINBURGH CHANNEL ROAD
KINGSPOINT, TN 37664
\$485,000
REBECCA ARNOLD
276-734-5085



924 MAPLE STREET
BRISTOL, VA 24201
\$139,900
REBECCA ARNOLD
276-734-5085



120 STADIUM STREET
GLADE SPRING, VA 24340
\$299,500
CINDY HORNSBY
276-608-8262



117 W.MAIN STREET
ABINGDON, VA 24210
\$464,900
DANIEL SHEW
276-274-5271



229 SOLAR STREET
BRISTOL, VA 24201
\$332,900
DANIEL SHEW
276-274-5271



195 WINDMERE HEIGHTS
BRISTOL, VA 24201
\$268,850
ROB THOMAS
423-341-6954



19431 HASKELL STATION ROAD
BRISTOL, VA 24202
\$224,900
REBECCA ARNOLD
276-734-5085



19431 & 19435 GREENBRIAR DRIVE
BRISTOL, VA 24202
\$205,000
CONNIE COOK
423-646-8436

DISCOVER THE LIFE YOU LOVE...

WWW.PRESTIGEHOMESTRICITIES, INC

PRESTIGE HOMES TRI CITIES, INC
701 BLUFF CITY HWY
BRISTOL, TN 37620
423.217.0346



PRESTIGE HOMES OF THE TRI CITIES, INC



1880 PITSTOWN ROAD
BRISTOL, VA 24201
\$155,00
ANNETTE LEONARD
276-356-9191



505 TERRY DRIVE
BRISTOL, VA 24201
\$123,800
DEBRA BALL
423-646-8436



0 SHAKESVILLE ROAD 7+/-ACRES
BRISTOL, VA 24201
\$135,000
MARILYN WORLEY
561-632-1101



966 W MAIN STREET
ABINGDON, VA 24210
\$1,294,375
ANDREW NEESE
276-619-1187



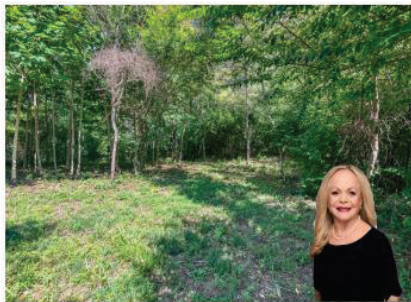
308 GLENWOOD ROAD 3.15ACRES
BRISTOL, TN 37620
\$450,000
ANDREW NEESE
276-619-1187



114 KINCHELOE ROAD 14.83 ACRES
FALL BRANCH, TN 37656
\$399,000
REBECCA ARNOLD
276-734-5085



PRESTON PLACE DR 1.19 ACRES
ABINGDON, VA 24210
\$67,250
CINDY HORNSBY
276-608-8262



0 SHAKESVILLE ROAD 5+/-ACRES
BRISTOL, VA 24201
\$85,000
MARILYN WORLEY
561-632-1101



LOT 1 GLEN HAVEN .77 ACRES
BLUFF CITY, TN 37618
\$24,850
ROB THOMAS
423-341-6954

DISCOVER THE LIFE YOU LOVE...

WWW.PRESTIGEHOMESTRICITIES, INC

PRESTIGE HOMES TRI CITIES, INC
701 BLUFF CITY HWY
BRISTOL, TN 37620
423.217.0346



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
423-764-1101
Licensed TN/FL



Annette Leonard
276-356-9191
Licensed TN/VA



PRESTIGE HOMES OF THE TRI CITIES, INC



Connie Crooms Cook
423-646-8436
Licensed TN/VA



Bethany Johnson
276-356-2289
Licensed VA



Brittany Rutherford
989-670-2627
Licensed TN/VA



Shannon Smith
423-827-4462
Licensed TN



Evelyn Lindamood
423-646-8319
Licensed TN/VA



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



Robert Smith
423-646-9672
Licensed VA



Zoe Clark
276-591-7311
Licensed TN

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

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

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