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September 2024

Real Estate *Listings*
Tips on *Downsizing*
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Registration 10:00 AM

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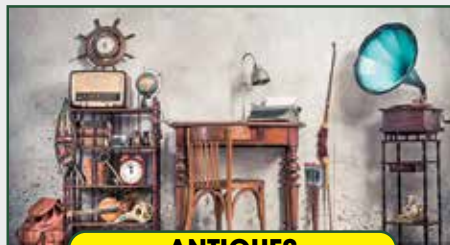
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How to determine if it's time *to downsize*

by Sydney Bayne



Individuals work hard to save enough money to purchase their homes. And the hard work doesn't end there. Once homeowners settle into a new home, they may set their sights on renovations that suit their individual needs. And even when buyers find a home that needs no such work, maintenance requires homeowners' utmost attention.

All that hard work is perhaps one reason why seniors may be a little reluctant to downsize as they advance through their golden years. In addition to the sweat equity homeowners put into their homes, all the memories they've made within their walls can make it harder to put a home on the market.

Downsizing is a difficult decision that's unique to each homeowner. Seniors who aren't quite certain if downsizing is right for them can

consider three key factors to make a decision that's in their best interests.

Cost

Perhaps no variable affects senior homeowners' decisions to downsize their homes as much as cost. No one wants to outlive their money, and downsizing to a smaller home can help seniors reduce their monthly expenses by a significant margin. Even homeowners who have long since paid off their mortgages can save substantial amounts of money by downsizing to a smaller home or even an apartment or condominium. Lower property taxes, reduced insurance premiums and the need to pay for

fewer repairs are just some of the ways downsizing can save seniors money.

Space

Many people love the extra space that single-family homes provide. But seniors can take a walk through their homes and see how many rooms they still use on a consistent basis. If much of the home is unused, seniors can probably downsize without adversely affecting their daily lives.

Market

The real estate market is another factor to consider when deciding if the

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time is right to downsize. A seller's market can help seniors get the biggest return on their real estate investment, potentially helping them make up for meager retirement savings. For example, home prices skyrocketed across the country during the COVID-19 pandemic, making that a great time for sellers to put their homes on the market. Seniors selling to downsize may capitalize on such spikes since they won't be looking to turn around and buy larger, equally expensive homes once they sell their current place. If the market is down and seniors can withstand the work and cost a little longer, it may be best to wait until things bounce back in sellers' favor.

Downsizing requires careful consideration of a host of variables. No two situations are the same, so seniors should exercise due diligence to determine if downsizing is right for them.

Downsizing is not only about reducing your number of possessions, it is also about your opportunity to focus on items that bring you joy and make you happy. Visualize your new space with your favorite belongings. A goal and a timeline can decrease the anxiety of taking on the daunting task of decluttering.

Here are some tips to follow when downsizing your home

1. Set a goal. What are your reasons for doing this? Will you downsize to move to smaller space? Do you wish to let go of things that you no longer want or need?

2. Create a timeline and work backwards. If your goal is

to finish in six months, give family and friends four months to collect the treasures they would like to enjoy. On your calendar set specific times and dates to complete various tasks.

3. Gather supplies.

- Trash bags - Throw trash in bags and discard immediately.
- Bankers boxes - Size makes them easy to handle and move.
- Moving boxes - Smaller sizes are easier to handle
- Painters tape - In different colors to identify which item goes to whom.
- Packing tape in sturdy dispenser
- Sharpees
- Tape measure
- Gloves

4. Inspect your space by performing a complete walkthrough of all areas.

5. Shop your home. What do you love and would buy again at full price?

6. Organize by category. Clear a space large enough together

entire categories together. Pick your favorites. If you are sorting sweaters, decide which ones make you feel most attractive. Let go of sweaters with pills, stains and tears..

When sorting gadgets, keep the best one of each that you have. Take the fewest books that you will use, reference and enjoy.

7. Take 10 seconds to make a decision.

- Keep and pack
- Donate - Fill a box, then your car and take to your charity
- Trash - Throw away and discard immediately.
- Sell - Estate sale, garage sale or internet sites

8. Digitize. Create folders for photos, documents, receipts, articles, receipts and catalogues. Your most efficient, compact and affordable storage unit is your phone, iPad or computer.

9. Live in the present and let go of the past. ♦



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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
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MLS 86355
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MLS 84405
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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 Musick 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 **\$150,000**;
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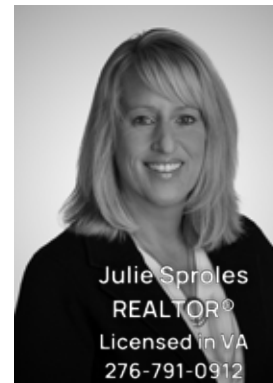
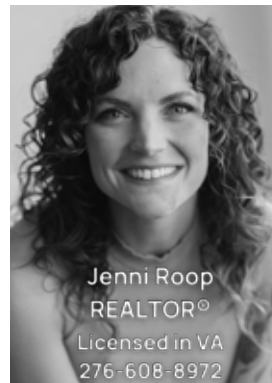
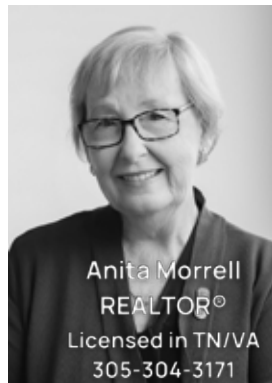
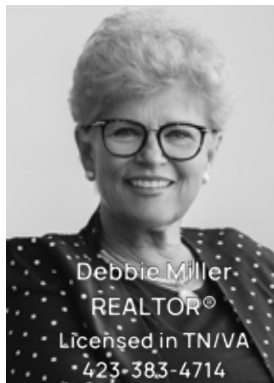
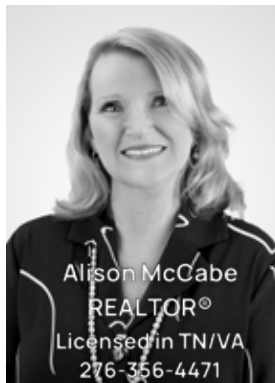
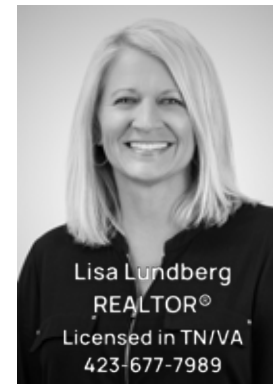
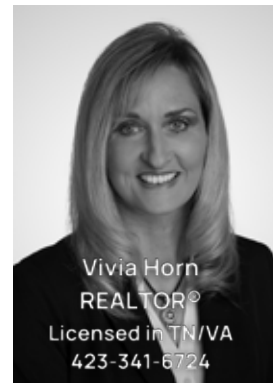
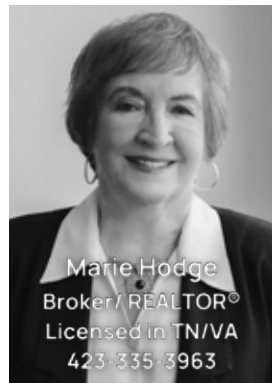
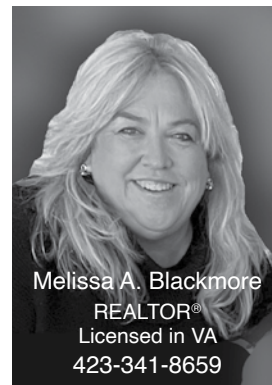
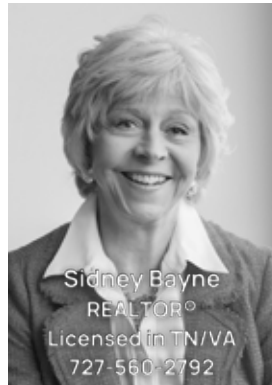
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5325 Reserve Blvd | Bristol, VA 24202 4 Bed | 5 Bath | 6,388 SqFt | 4.67 Acres | \$2,190,000



This grand estate is nestled in a picturesque setting with breathtaking mountain views. The two main primary suites, each with their own luxurious baths, fireplaces and generous walk-in closets, offer a sense of comfort and indulgence. The recent upgrades, including new appliances, flooring, HVACs, roof, and gas stove, ensure modern convenience and energy efficiency. The four fireplaces add warmth and charm to various living spaces. With six garages, there's plenty of space for vehicle storage and hobby enthusiasts. Additionally, the guest house offers a private retreat for visitors, complete with its own living area, bedrooms, bath and covered patio. This home is a dream for entertaining.



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18254 Old Jonesboro Road | Abingdon, VA

4 Bed | 5 Bath | 6,174 SqFt | 64.04 Acres

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20237 Clifton Ridge Road | Abingdon, VA

4 Bed | 2.5 Bath | 2,525 SqFt. | 1.94 Acres

Nestled in Abingdon, Virginia, this home exudes the timeless charm and warmth of a traditional home within The Heritage subdivision. This well-crafted residence offers a sanctuary of comfort and sophistication, where every detail has been thoughtfully designed. You will be welcomed with traditional landscaping and a welcoming front porch. Step inside, where traditional elements blend seamlessly with modern comforts. The heart of the home is the open living area, where rich hardwood floors, crown molding, and a classic fireplace provide a backdrop for cherished moments with family and friends. The adjacent gourmet kitchen is a chef's delight, boasting custom cabinetry, and top-of-the-line appliances. Retreat to the primary suite complete with ensuite bathroom and walk-in closet. Additional bedrooms offer comfort and style for family members or guests. Additional features of this exceptional home include: Well-appointed bathrooms with traditional fixtures and classic finishes, a formal dining room or a dedicated home office space, and a two-car garage with ample storage space. Conveniently located near Abingdon's charming downtown area, residents of The Heritage subdivision enjoy easy access to local shops, restaurants, and cultural attractions, providing the perfect blend of small-town charm and modern convenience. Schedule your private tour today and discover the epitome of traditional home living in Abingdon, Virginia.

Offered at: \$769,000

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390 Winterham Drive | Abingdon, VA

4 Bed | 4 Bath | 3,520 SqFt. | 0.77 Acres

This beautiful 4-bedroom, 4 full bath home in the Winterham Subdivision, sits on a fenced 0.77-acre lot that backs up to the 2nd hole of the beautiful Glenrochie Golf Course and is within walking distance to the ever popular, The Virginia Creeper Trail! This home has been reconstructed from studs from the inside to the out with many state of the art & high end finishings. Come fall in love with its newly designed kitchen, first floor butler's closet, & added new full bath. The second floor hosts the Master bedroom with en suite, additional 2 bedrooms and separate baths, as well as the laundry. There is also plenty of car storage (2 car attached & 2 car detached), the detached garage has floored loft space & additional storage.

Offered at: \$899,000

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Contract Pending



14272 King Mill Pike | Bristol, VA

3 Bed | 2 Bath | 2,830 sqFt | 111,949 SqFt, 2.57 Acres Lot

Seller will share appraisal of \$325,000, plus inspection report. Nestled on a sprawling 2.5 acres, this picturesque property offers a parklike setting, inviting you to escape the hustle and bustle of everyday life. Bask in the tranquility as you gaze upon breathtaking mountain views, creating a backdrop of natural beauty that never fails to inspire. The heart of the home, features a gas fireplace, plus expansive windows providing uninterrupted views of the lush surroundings. Gather in the dining area to savor meals with family and friends, while the breakfast nook in the kitchen provides a charming spot to start your day with a cup of coffee and a tranquil view. Hardwood floors cover the three bedroom, two bath main level living area. With five garages there is ample space for your vehicles, hobbies, and storage needs. This home presents an exciting opportunity to customize and create the perfect abode tailored to your preferences and style. The full basement, complete with a walkout entrance, offers a large game room and den combination, bedroom and utility room. Warm yourself by one of the two cozy fireplaces, adding ambiance and comfort on chilly evenings.

Offered at: \$299,900

Listing Agent: Sidney Bayne (727) 560-2792

(o) (423) 989-4100 sidney@bhhsjones.com

Contract Pending



73 Wellington St. | Bristol, TN

3 Bed | 2.5 Bath | 2,457 SqFt

Enjoy stunning lake views from every room of this beautifully maintained home in Middlebrook. Perfect for entertaining, the home features a charming courtyard adorned with vibrant flowers and lovely outdoor seating areas. Inside, you'll find two living spaces where you can cozy up by one of the two gas fireplaces. There are two dining areas, three spacious bedrooms and two and one-half baths that have been completely remodeled. The eat-in kitchen has a gas cooktop and stove, The walkout basement leads to the lake which is a haven for ducks, swans, and other waterfowl plus songbirds, adding to the serene ambiance. Explore the community amenities, including a clubhouse, pool, playground, tennis courts and a boat dock. With low HOA dues and excellent grounds maintenance, this home offers both luxury and affordability.

Offered at: \$349,900

Listing Agent: Sidney Bayne (727) 560-2792

(o) (423) 989-4100 sidney@bhhsjones.com



456 Beulah Land Drive | Bluff City, TN

3 Bed | 2.5 Bath | 3,047 SqFt | 0.5 Acres

Gorgeous stately custom built brick home with amazing long-range views. Large corner lot with level back yard. FULL Brick exterior with timeless traditional design. The elegant interior features hardwood floors, soaring ceilings with fireplace in living room, formal dining room, eat in kitchen and bar seating, quartz counters, tile floors in kitchen and attached laundry/mud room. Primary bedroom located on main level with hardwood flooring with ensuite featuring a soaking tub, separate shower and an oversized closet. Open staircase leads to two bedrooms, a full bath and an enormous bonus/flex room. Additional features include a powder room on the main level, plantation shutters throughout, decorative Moldings, central vacuum, gas fireplace, covered patio, covered front porch, attached 2 car finished garage with direct access into mudroom. Downstairs basement has tremendous storage capacity/workshop space in addition to a third car garage area. Move-in ready. Located in the heart of Tri-Cities, tucked away in Glen haven it is just 10 minutes to Bristol or Johnson City, 20 to Kingsport. Buyer/Buyers agent responsible to verify all information. Information taken from tax records and Seller.

Offered at: \$589,000

Listing Agent: Vivian Horn (423) 341-6724

(o) (423) 989-4100 vhorn@bhhsjones.com



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\$244,500

817 BARCLAY ABINGDON, VA - Updated condo in convenient Abingdon location. Primary Bedroom and bath are on the main level. Counter tops in kitchen and baths are granite and the floors are ceramic tile. Hardwood floors on main level and laminate floors on second floor. Third floor is finished but does not have heat or air conditioning. Gas grill on deck remains and is attached to natural gas. Central vacuum system. MLS #94470



UNDER CONTRACT

\$249,500

266 CHURCH ST, ABINGDON - Two bedroom, one bath cottage that is all on one level. Within walking distance to downtown Abingdon. Has a 24 x 36 detached garage/shop with bathroom and office. Call today for a showing MLS #94298



REDUCED

\$995,000

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

\$200,000

20851 A DEER RUN RD, ABINGDON - Located in the popular Deer Run Estates. This updated townhouse in Abingdon, is close to all town amenities, without the town taxes. Two bedrooms and one and a half baths are featured in this one level living. New floors, new paint, updated kitchen with large eat in area, updated master and master bathroom are just some of the lovely features this town house offers. Make an appointment today! MLS #93864



SOLD

\$259,000

12155 ARBOR STREET, MEADOWVIEW - A very well maintained brick ranch in the village of Emory. Many possibilities for this property: a large family with space for children and pets; an in-law area in the lower level; convert the lower level into a rental unit; or just lots of space for one or two people. Beautiful hardwood floors, cozy kitchen with appliances; double lot with mature trees and flowers; advantages of the near-by Emory & Henry College; one mile to I 81; short drive to Abingdon or Glade Spring; located on a dead-end street. MLS #93313



SOLD

\$135,500

120 TRIGG ST, ABINGDON - Nice single family home in downtown Abingdon; located on Trigg St, in the heart of town. This property combines locations, size and price, making it a perfect place to call home. Two bedrooms, one bath, kitchen, dining, living room and a full basement. Approximately 986 square feet. Plenty of windows and hardwood floors in main rooms. Basement with 2 entrances and partly finished with a bath. Good starter home or as an investment. MLS #94390



\$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



\$45,000

TBD LANDRIDGE, ABINGDON - 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. Just outside town limits, county taxes! Good BUY! Owner/Agent. MLS #42637

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Design Ideas for that Farmhouse Feel



Farmhouse style homes are having a moment. A 2020 survey from Homes.com asked more than 5,000 adults across the United States about their favorite house style from a list that included bohemian craftsman, mid-century modern ranch, French chateau, and Tudor, among others. Modern farmhouse was the runaway winner, as participants in 42 of the 50 states indicated this simple, cozy style was their favorite.

Home renovation projects can help homeowners put their own unique stamp on their homes, and such projects can be both aesthetic and functional in nature. The following

are some farmhouse design elements homeowners can consider as they look to transform their home interiors with this popular style in mind.

✓ EXPOSED BEAMS:

Exposed beams instantly evoke images of a farmhouse. The home improvement experts at BobVila.com note that this rustic renovation project can utilize real wood or faux beams that look like the real thing. Decorative beams that have nothing to do with a home's structural integrity can be installed by skilled do-it-yourselfers. However, even faux beams are heavy, and BobVila.com recommends homeowners have an engineer assess their existing structure

prior to installation.

✓ DISTRESSED WOOD FINISHES:

Distressing is designed to make something look less than perfect. Distressed wood finishes can be found throughout many farmhouse style homes. Furniture and picture frames can provide the distressed look farmhouse fans are looking for. This is a relatively inexpensive project that many homeowners can tackle on their own after watching some online tutorials that recommend the right tools and techniques to get the job done right.

✓ KITCHEN SINK:

Many components combine to create a truly classic farmhouse kitchen. But perhaps no component is more essential than the classic farmhouse sink. The renovation experts at HGTV note that a classic farmhouse sink features a deep, wide basin. Farmhouse sinks are large enough to handle all the dishes that come after a big family meal. Old-fashioned porcelain sinks are worth consideration by homeowners who want their kitchen sinks to evoke a traditional farmhouse feel.

✓ COUNTERTOPS:

HGTV recommends butcher block countertops for homeowners who favor European farmhouse style. Homeowners overhauling their kitchens to create a farmhouse feel should consider installing a large island with a walnut butcher block countertop for an authentic farmhouse feel.

Farmhouse style homes are wildly popular. Some simple renovations can help homeowners with a fondness for farmhouse style bring this classic look into their homes. ♦



Paint The Town PINK

**Making Strides Against Breast Cancer
Northeast TN and Southwest VA
October 1st - 30th**



**Please join the American Cancer Society and the towns of
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There are a number of ways you can participate.

Wear your pink and decorate your store or business windows pink.

Be creative - the possibilities are endless!! If you'd like to be a "painter" please let us know.

E-mail jane.roberts@cancer.org your pictures and stories as you are painting the town pink.

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Welcome Home!



193 OAK STREET, BLOUNTVILLE, TN 37617



It is hard to beat a classic brick ranch in the heart of Blountville, but the curb appeal on this property elevates it above the rest. The main level features a jaw-dropping, updated kitchen that opens to the dining area and living room. The basement has just been finished, and you'll find ample storage and daylight (and a wet bar) for anything you can imagine. Laundry is located downstairs in the workshop/garage area, as well as a shower and rough-in bathroom. The tranquil backyard features room to roam. The care and maintenance that this house has had over the years make it one that you truly cannot miss.

3 Bedrooms | 1.5 Baths | 2165 sq. ft. | \$370,000



205 PEACHTREE CIRCLE, BRISTOL, VA 24201



A storybook setting awaits you at this gorgeous mid-century home just minutes from downtown Bristol with quick access to I-81, and within walking distance to Virginia High School. This property offers an expansive DOUBLE LOT with mature trees nestled behind historic Arlington Avenue. If you're seeking character and class, THIS IS IT. From the beautifully-updated kitchen with granite countertops and custom cabinetry, to the tastefully updated baths, refinished hardwood floors, and cozy fireplaces on upper and lower levels---you could ask for nothing more! The brick outdoor living area is expansive and provides multiple areas for relaxation, outdoor entertaining, grilling, etc. in a private setting. This home invites you to SIT AND STAY AWHILE.

4 Bedrooms | 3 Baths | 2500 sq. ft. | \$399,900

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276-608-8262



812 HOLSTON AVENUE
BRISTOL, TN 37620
\$835,000
DEBRA KENNEDY
423-956-4228



529 SHARPS CREEK ROAD
BRISTOL, TN 37620
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ROB THOMAS
423-341-6954



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UNDER CONTRACT

300 BARR ROAD
BLOUNTVILLE, TN 37617
\$439,000
MARILYN WORLEY
423-764-1101



UNDER CONTRACT

813 / 817 WEST MAIN STREET
ABINGDON, VA 24210
\$419,000
CINDY HORNSBY
276-608-8262



21266 LAKE ROAD
ABINGDON, VA 24211
\$374,000
DANIEL SHEW
276-274-5271



NEW LISTING

157 LANCASTER STREET
BRISTOL, VA 24201
\$329,900
REBECCA ARNOLD
276-734-5085



UNDER CONTRACT

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\$269,000
ANNETTE LEONARD
276-356-9191



103 TIMBERBROOK DRIVE #103
BRISTOL, VA 24201
\$263,000
BRITTANY RUTHERFORD
989-670-2627



103 SMARTVIEW LANE UNIT #T2
ABINGDON, VA 24210
\$259,900
CINDY HORNSBY
276-608-8262



TBD EUCLID AVENUE .4 ACRES
BRISTOL, VA 24201
\$250,000
DEBRA KENNEDY
423-956-4228

UNDER CONTRACT



163 ROBINSON WALK UNIT # A
BRISTOL, TN 37620
\$239,850
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\$198,000
ANDREW NEESE
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1000 SYCAMORE STREET
BRISTOL, VA 24201
\$149,900
DANIEL SHEW
276-274-5271



1907 DANTE ROAD
SAINT PAUL, VA 24283
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\$84,900
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423-366-7556



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\$75,000
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