

# \$199,900 - 6940 State Hwy 229, Barbourville

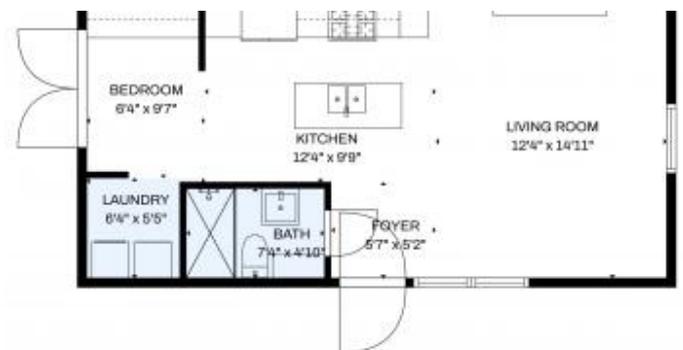
MLS® #26003053

## \$199,900

1 Bedroom, 1.00 Bathroom, 515 sqft  
Residential on 9 Acres

Rural, Barbourville, KY

Tucked behind a private gate and set against the hillside on 9.02 surveyed acres, this fully reimagined modern cabin retreat delivers luxury tiny living without sacrificing comfort, style, or convenience. If you've been waiting for something different, something intentional, something unforgettable, this is it. Completely gutted and rebuilt, this 515 sq ft custom home was designed to live big. The open concept layout flows effortlessly, anchored by a stunning custom kitchen featuring a gas range, modern cabinetry, and a functional island that doubles as a backup propane heating source. Every detail was thought through. From the hardwood floors throughout to the tile bath, this home feels like a boutique hotel suite tucked into the woods. The queen-size Murphy bed transforms the living space in seconds, allowing you to maximize every square foot. A full-size washer and dryer are thoughtfully positioned for true everyday livability. The living area is finished with a wall-mounted TV setup and LED accent lighting surrounding the mantle for a sleek, modern feel. Ceiling fans and a split unit provide efficient heating and cooling year-round, while the owned propane tank offers peace of mind in colder months. The bathroom is next-level for a home this size, complete with a stand-up shower, smart toilet, and smart mirror. It is modern, clean, and elevated. Outside, the charm continues. Board and batten siding paired with metal accents and a metal roof give this home a



refined cabin-top aesthetic. A wraparound deck invites you to sit, breathe, and listen to nothing but the woods. When it rains, a natural runoff creates a waterfall effect along the small cliffs and caves scattered across the property. It is peaceful. It is private. It feels like your own hidden retreat. The land itself offers opportunity. There is a small trail system already in place and an additional cleared area where a manufactured home once sat, giving potential for expansion or another dwelling. A nice storage building adds extra functionality. The concrete driveway provides ample parking for multiple vehicles, boats, or side-by-sides. Located just 20 minutes to Corbin and approximately 15 minutes to both London and Barbourville, you get seclusion without isolation. Hospitals, shopping, restaurants, and everyday necessities are all within easy reach. Electric, city water, and septic are already in place. This property is ideal for the minimalist who refuses to compromise on style, the hunter or nature lover seeking a private basecamp, or anyone looking for a modern getaway with room to explore. Opportunities like this rarely come to market. It is not just a tiny house. It is a lifestyle shift. Schedule your private showing and experience it in person.

Built in 2005

## Essential Information

MLS® #	26003053
Price	\$199,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	515
Acres	9.02
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence

Style	Cabin
Status	Active

### **Community Information**

Address	6940 State Hwy 229
Area	067 - Knox County
Subdivision	Rural
City	Barbourville
County	Knox
State	KY
Zip Code	40906

### **Amenities**

Utilities	Electricity Connected, Water Connected, Propane
Parking	Driveway
View	Rural, Trees/Woods, Mountain(s)

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Gas Range, Washer
Heating	Electric, Heat Pump, Propane, Space Heater, Propane Tank Owned
Cooling	Ceiling Fan(s), Electric, Heat Pump
Stories	One

### **Exterior**

Lot Description	Wooded
Windows	Blinds, Screens
Roof	Metal
Construction	Wood Siding, Metal Siding
Foundation	Pillar/Post/Pier

### **School Information**

District	Knox County - 67
Elementary	Flat Lick
Middle	Knox
High	Knox Central

### **Additional Information**

Date Listed	February 20th, 2026
-------------	---------------------

## Listing Details

Listing Office

Keller Williams Legacy Group



The data relating to real estate for sale on this website comes in part from the Internet Data Exchange Program of the Bluegrass Realtors Multiple Listing Service. Real estate listings held by IDX Brokerage firms other than RE/Max Properties East are marked with the IDX logo or the IDX thumbnail logo and detailed information about them includes the name of the listing IDX Brokers. Information Deemed Reliable but Not Guaranteed ©2022 Bluegrass Realtors Multiple Listing Service. All rights reserved.