221 Westshore Pointe, Johnson City, TN 37601

$699,900 · MLS #9996683 · 3 bed / 3.5 bath · brphomes.com/mls/9996683



3	3.5	3,027	2007
BEDS	BATHS	SQ FT	YEAR BUILT

Property Facts

Property Type: Residential
Sub Type: PUD
Status: Active
Year Built: 2007
Above Grade Sq Ft: 1,986
Association Fee Frequency: Monthly
HOA Fee: $450
Lot Dimensions: 467 X 900 IRR

City Taxes: $1,822.03
County Taxes: $2,260.19
Basement Sq Ft: 1,041
Garage Sq Ft: 0
Garage Spaces: 1
Elementary School: Lake Ridge
Middle School: Indian Trail
High School: Science Hill

Description

Perched along the sparkling shoreline of Boone Lake, this extraordinary waterfront condominium offers the kind of everyday escape that feels more like a year-round retreat. Nestled within one of Johnson City's most sought-after

lakefront communities, boat slip available for purchase, the residence captures sweeping views of the lake's main channel and the surrounding mountains from virtually every room.

Inside, rich hardwood floors welcome you into light-filled living spaces designed for both entertaining and relaxation. The formal dining room flows seamlessly into an elegant living area and a sun-drenched great room, where expansive windows frame the ever-changing waterfront scenery. Step outside to the extended deck and savor morning coffee, evening sunsets, and panoramic vistas that make every season memorable.

The thoughtfully designed kitchen features quartzite countertops, a charming breakfast nook, a pullout pantry and easy access to the laundry room and attached garage. Upstairs, a graceful staircase leads to a luxurious primary suite complete with a private spa-inspired bath, while a loft area, second bedroom, and full bath provide comfortable accommodations for family and guests.

The lower level offers exceptional versatility with a spacious den and recreation area, kitchenette, private office, and an additional bedroom suite. French doors open directly to a lakeside patio, creating effortless access to the water and inviting outdoor living spaces.

Beyond the home itself, residents enjoy an enviable lifestyle with access to a lakefront clubhouse, community pool, walking trails, and private dock facilities, with boat slips available for purchase. Located directly across from Winged Deer Park and just minutes from North Johnson City's premier dining, shopping, schools, and Interstate 26, the setting combines natural beauty with everyday convenience.

With thoughtful upgrades including a Rinnai tankless water heater and central vacuum system, this remarkable residence offers the perfect blend of luxury, comfort, and lakeside living. Here, every day feels like a vacation.

Features & Amenities

INTERIOR

Breakfast • Carpet Flooring • Central Vacuum • Ceramic Tile Flooring • Dishwasher • Disposal • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Finished Basement • Gas Range • Granite Counters • Hardwood Flooring • Heat Pump • Heated Basement • In Law Suite • Interior Entry Basement • Laundry • Loft • Microwave • Open Floorplan • Primary Bathroom • Primary Bedroom • Pull Down Stairs Attic • Remodeled • Walk-In Closet(s) • Walk-Out Access Basement • Washer Hookup • Wet Bar

EXTERIOR

Asphalt Roof • Attached • Back Porch/Patio • Brick Exterior • Clubhouse • Community • Concrete Driveway • Deck • Fishing • Front Patio • Front Porch • Garage Door Opener • HardiPlank Type Exterior • Lake Front • Landscaping • Level Lot • Pool • Pool House • Porch • PUD • Shingle Roof • Sidewalks • Stone Veneer Exterior • Street Lights • Townhouse • Water View

OTHER

Above Average Condition • Cable Connected • Electricity Connected • Natural Gas Connected • Public Sewer • Public Water • Sewer Connected

Listing courtesy of Greater Impact Realty Jonesborough

SCAN TO VIEW ONLINE
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