

1201 High Street, Johnson City, TN 37604

\$389,000 · MLS #9999261 · 3 bed / 2 bath · brphomes.com/mls/9999261

3
BEDS

2
BATHS

1,537
SQ FT

1962
YEAR BUILT

0.36
ACRES

Property Facts

Property Type: Residential	City Taxes: \$735.77
Sub Type: Single Family Residence	County Taxes: \$912.71
Status: Active	Basement Sq Ft: 0
Year Built: 1962	Garage Sq Ft: 0
Lot Acreage: 0.36	Elementary School: Woodland Elementary
Fireplaces: 0	Middle School: Liberty Bell
Above Grade Sq Ft: 1,537	High School: Science Hill
Lot Dimensions: 174 x 86 IRR	

Description

Completely renovated and move-in ready, this brick ranch offers one-level living on a spacious corner lot in Johnson City. From the moment you arrive, you will appreciate the classic brick exterior, brand-new metal roof, brand-new windows, mature shade trees, and spacious yard. Don't let the classic brick ranch exterior fool you. This home is one of a kind, not to mention completely remodeled. When I say completely, I mean it.

Inside, you enter the bright and open main living area, featuring a vaulted ceiling and open-concept layout into the kitchen. This is the centerpiece of your new home, with a large island offering seating, two-tone soft-close cabinetry, new stainless steel appliances, a beautiful marble backsplash, and a generous amount of granite counter space. As you venture beyond the main living space, you will discover recessed lighting, distressed hardwood flooring, and plenty of natural light throughout the entire house. You also begin to notice just how many carefully thought-out features this home has to offer. "Custom" is the first word that comes to mind.

Step into the primary suite and you will find a well-crafted accent wall, lighted nook, and double walk-in closet leading into the private bath. The primary bathroom includes a double vanity, water closet, and custom tile shower with triple shower fixtures, multiple niches, and built-in bench. Speaking of bathrooms, the main bath offers a double vanity, linen storage, and a custom tile tub/shower combination with built-in niche as well. A dedicated laundry area is conveniently located just off the kitchen beside the walk-in pantry.

Outside, the large yard offers mature trees that provide plenty of shade, front and rear patio areas, and plenty of room to enjoy the property without giving up the convenience of being just minutes from many of Johnson City's everyday amenities.

The location is one of the strongest features of this home. Food City and Publix are both roughly half a mile away, Johnson City Medical Center is around 1 mile, and ETSU and The Mall at Johnson City are approximately 1.5 miles away. Downtown Johnson City, restaurants, additional shopping and medical services, and I-26 access are also just a short drive away. The home is located in the Woodland Elementary, Liberty Bell Middle, and Science Hill High school zones, with each approximately 1 mile from the property.

Renovation highlights include: new metal roof, new windows, new insulation, opened and vaulted main living area, completely new kitchen, new soft-close cabinetry, countertops, backsplash, stainless steel appliances, range hood and pot filler, updated flooring, interior paint and trim, recessed and decorative lighting, completely renovated bathrooms,

updated laundry area, and refreshed exterior landscaping. Major systems are also completely new, including electrical, plumbing, HVAC system, and ductwork. Very little was left untouched. Brought down to the studs, this property offers many of the benefits of a custom new build without the price tag that often comes with one. From the major mechanical updates to the thoughtful finishes, strategic planning, and maximization of space, the renovation was designed to make the home feel both modern and highly functional.

Buyer/Buyer's Agent to verify all information. Some information may have been sourced from a third party. All information is deemed reliable, but not guaranteed.

Features & Amenities

INTERIOR

Attic Fan • Block Basement • Built-in Features • Ceiling Fan(s) • Central Air • Central Heating • Ceramic Tile Flooring • Convection Oven • Crawl Space Foundation • Custom Walls • Dirt Floor Basement • Dishwasher • Disposal • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Heating • Electric Range • Granite Counters • Hardwood Flooring • Heat Pump • Kitchen Island • Laundry • Levered or Graspable Door Handles • Luxury Vinyl Flooring • Microwave • One-Level • Open Floorplan • Pantry • Partial Floor Attic • Primary Bathroom • Primary Bedroom • Primary Downstairs • Pull Down Stairs Attic • Refrigerator • Remodeled • Soaking Tub • Storage Attic • Walk-In Closet(s) • Washer Hookup

EXTERIOR

Asphalt • Block Foundation • Brick Exterior • Contemporary • Driveway • Front Patio • HardiPlank Type Exterior • Landscaping • Metal Roof • Outbuilding • Ranch • Rear Patio • Shed(s) • Sloped Lot

OTHER

Above Average Condition • Cable Connected • Electricity Connected • Fiber Available • Natural Gas Available • Phone Available • Public Sewer • Public Water • Sewer Connected • Updated/Remodeled Condition • Water Connected

Listing courtesy of CENTURY 21 Legacy



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