

2517 Sinking Creek Road, Johnson City, TN 37604

\$900,000 · MLS #9999293 · 4 bed / 3 bath · brphomes.com/mls/9999293



4

BEDS

3

BATHS

2,514

SQ FT

1976

YEAR BUILT

36.01

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1976

Lot Acreage: 36.01

Fireplaces: 2

Above Grade Sq Ft: 1,914

Lot Dimensions: See Remarks

City Taxes: \$0

County Taxes: \$1,708.72

Basement Sq Ft: 1,914

Garage Sq Ft: 0

Garage Spaces: 2

Elementary School: Lamar

Middle School: Lamar

High School: David Crockett

Description

Rarely does an opportunity of this scale become available in such a convenient Johnson City location. Offering approximately 36 acres of open land, long-range views, privacy, and exceptional accessibility, this property provides a

substantial land holding just outside Johnson City limits while remaining convenient to shopping, dining, medical facilities, schools, and major roadways.

Located outside of a subdivision, the property offers the freedom and space of acreage living without sacrificing proximity to the city. Frontage along Sinking Creek Road provides convenient access, while the expansive setting lends itself to a variety of ownership possibilities, including a private estate, family compound, recreational property, or long-term land investment.

Situated within the acreage is a 2,500-square-foot brick ranch built in 1976 featuring four bedrooms, three bathrooms, and multiple living spaces, including a formal living room, formal dining room, hearth room, and den. The kitchen offers abundant cabinetry along with updated flooring and a newer kitchen entry door. The home also features central heat and air and a gas log fireplace insert.

One of the home's most distinctive features is its stone fireplace, constructed with limestone sourced directly from the property during the home's original construction. The mantel was crafted from a cross section of a historic railroad bridge timber, adding a unique piece of character and history to the home.

Improvements completed within the last several years include a metal roof, 6-inch gutters and downspouts, and a central humidifier. The home is currently served by a private well.

The approximately 36-acre tract is located in Washington County, adjacent to Johnson City limits, with Johnson City jurisdiction surrounding portions of the property. Its combination of acreage, road frontage, location, and proximity to existing city-served areas may make the property especially appealing to buyers considering its long-term possibilities.

Any potential subdivision, development, annexation, zoning changes, utility availability, municipal services, or alternative uses are subject to approval by the appropriate governing authorities and should be independently verified by the buyer.

Whether envisioned as a private acreage estate or held with an eye toward the future, this property offers something increasingly difficult to find: significant acreage, beautiful views, privacy, and convenient access to Johnson City.

Contact your agent for additional information or to schedule a private showing.

Features & Amenities

INTERIOR

Block Basement • Brick Fireplace • Built-In Electric Oven • Built-in Features • Carpet Flooring • Ceiling Fan(s) • Central Air • Central Heating • Crawl Opening Attic • Dehumidifier • Den Fireplace • Dishwasher • Drywall Walls • Electric Dryer Hookup • Entrance Foyer • Exterior Entry Basement • Fireplace Heating • Full Basement • Garage Door Basement • Insulated Windows • Interior Entry Basement • Laminate Counters • Masonry Fireplace • Microwave • One-Level • Paneling Walls • Partial Heat Basement • Partially Finished Basement • Playroom • Primary Bathroom • Primary Bedroom • Primary Downstairs • Smoke Detector(s) • Stone Fireplace • Vinyl Flooring • Walk-Out Access Basement • Washer Hookup • Wood Heating

EXTERIOR

Block Foundation • Brick Exterior • Cleared Lot • Covered Porch/Patio • Front Porch • Metal Roof • Part Wooded Lot • Pasture Lot • Ranch • Rear Patio • Rolling Slope Lot

OTHER

Average Condition • Cable Connected • Electricity Connected • Septic Tank Sewer • Water Available • Well Water

Listing courtesy of Conservus Homes



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