

1302 Iris Avenue, Johnson City, TN 37601

\$800,000 · MLS #10001493 · 4 bed / 4.5 bath · brphomes.com/mls/10001493



TVR MLS

4

BEDS

4.5

BATHS

3,953

SQ FT

1948

YEAR BUILT

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1948

Above Grade Sq Ft: 2,916

Lot Dimensions: 250 X180

City Taxes: \$1,333.37

County Taxes: \$1,676.46

Basement Sq Ft: 2,024

Garage Sq Ft: 696

Garage Spaces: 2

Elementary School: Fairmont

Middle School: Indian Trail

High School: Science Hill

Description

ESTABLISHED JOHNSON CITY NEIGHBORHOOD | GUTTED + REBUILT 2010 | INCOME-PRODUCING APARTMENT
| MAIN-LEVEL PRIMARY | GEOTHERMAL | EV CHARGER

The character and location of an established Johnson City neighborhood--with the updates of a much newer home. 1302 Iris Avenue offers a rare opportunity to live among the mature trees and older homes of one of Johnson City's established residential areas while enjoying a home that was completely gutted and extensively rebuilt in 2010.

And the location is hard to beat. Walk to school, run or walk for miles right from your front door, and enjoy quick access to ETSU, downtown Johnson City, the VA Medical Center, Johnson City Medical Center, shopping, dining and everyday conveniences. It's the kind of central, connected location that makes daily life remarkably easy.

The extensive 2010 renovation transformed the home while preserving the warmth of its established setting. Oak hardwood floors, an open-concept floor plan, newer windows, updated systems, geothermal heating and cooling, and thoughtful modern features provide the comfort and functionality buyers want without giving up the character, mature surroundings and convenience of an older neighborhood.

The main residence is designed for easy everyday living and entertaining. A spacious main-level primary suite opens directly to a private patio and features a double-head shower, soaking tub and secure safe room monitored by Fleenor Security. Two additional bedrooms, a full bath, dedicated laundry room with half bath, and solar-powered operable skylight coverings complete the main living area.

Adding tremendous flexibility is a separate, private-entry apartment with its own full kitchen, bathroom and dedicated laundry. Currently income-producing, the apartment provides options for rental income, multigenerational living, an in-law suite, extended guests, college-age family members or a private home office.

The basement provides even more usable space with a full bathroom, bonus room, patio access, sump pump and abundant storage, creating additional possibilities for recreation, fitness, hobbies, guests or work-from-home space.

Outside, a level backyard offers room for gardening, play and outdoor living, along with a separately fenced dog yard. Additional highlights include geothermal heating and cooling, a new roof, new gutters and soffits, an oversized garage with EV charger, newer windows, and extensive improvements completed during the 2010 renovation.

Buyer/Buyer's Agent to verify all information.

Features & Amenities

INTERIOR

2nd Kitchen • Apartment • Bonus Room • Built-In Electric Oven • Built-in Features • Custom Walls • Den Fireplace • Dishwasher • Disposal • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Range • Entrance Foyer • Exterior Entry Basement • Floored Attic • Geothermal • Geothermal Heating • Hardwood Flooring • Kitchen Island • Kitchen/Dining Combo • Laundry • Living Room Fireplace • Microwave • Open Floorplan • Ornamental Fireplace • Partially Finished Basement • Playroom • Primary Bathroom • Primary Bedroom • Primary Downstairs • Refrigerator • Remodeled • Soaking Tub • Sump Pump Basement • Tile Flooring • Two-Level • Walk-In Closet(s) • Washer Hookup • Workshop

EXTERIOR

Asphalt Roof • Attached • Back Yard Fencing • Brick Exterior • Concrete Driveway • Driveway • Front Porch • Level Lot • Ranch • Rear Patio • Rear Porch • Shed(s) • Shingle Roof • Sloped Lot • Stone Exterior • Traditional

OTHER

Above Average Condition • Public Sewer • Public Water

Listing courtesy of Berkshire Hathaway Greg Cox Real Estate



SCAN TO VIEW ONLINE
brphomes.com/mls/10001493