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2199 Sawyers Pond Drive, Johnson City, TN 37604

$999,900 · MLS #10001636 · 5 bed / 6 bath · brphomes.com/mls/10001636



5	6	4,121	2024	0.35
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2024
Lot Acreage: 0.35
Fireplaces: 1
Above Grade Sq Ft: 3,279
Association Fee Frequency: Annually
HOA Fee: $950

Lot Dimensions: 0
City Taxes: $2,953.09
County Taxes: $3,663.25
Basement Sq Ft: 2,113
Garage Sq Ft: 717
Garage Spaces: 3
Elementary School: Woodland Elementary
Middle School: Liberty Bell
High School: Science Hill

Listing courtesy of Property Executives Johnson City · MLS #10001636 · Generated November 11, 2026
Information deemed reliable but not guaranteed.

Description

Welcome to this exceptional, like-new home perfectly situated in the highly desirable Sawyers Pond community in Johnson City. Thoughtfully designed with elevated finishes, timeless architectural details, and an abundance of living space, this impressive 5-bedroom, 6-bath home with a finished basement offers the perfect blend of modern sophistication, functionality, and everyday comfort.

From the moment you step inside, you'll be welcomed by a spacious foyer, soaring ceilings, an open-concept floor plan, and tons of natural light. The heart of the home is the stunning designer kitchen, featuring beautiful granite countertops, soft-close cabinetry, cabinetry hoodvent, an oversized bar, premium stainless-steel appliances including a gas cooktop, wall oven, microwave, and refrigerator, a tiled backsplash, and spacious walk-in pantry. Designed with both entertaining and everyday living in mind, the kitchen seamlessly opens to the impressive two-story family room.

The family room serves as a true showpiece, highlighted by a beautiful stone natural gas fireplace, extensive trim work, custom built-ins and cabinets, and expansive windows overlooking the backyard. With its soaring ceilings, this inviting space provides the perfect setting for relaxing with family or entertaining guests.

The sophisticated main-level primary suite offers a private retreat, complete with a spa-inspired ensuite featuring dual vanities, a stunning 7-foot custom-tiled shower, and an expansive walk-in closet with custom built-ins. Also located on the main level is an additional bedroom/office with an attached full bathroom, providing an ideal space for a mother-in-law suite, overnight guests, extended family, or a dedicated home office.

Upstairs, you'll find three additional spacious bedrooms, all with private en-suites, each offering their own bathroom and walk-in closet. With thoughtful separation and multiple private suites, this home provides exceptional flexibility for family and guests.

The finished basement expands the home's living possibilities with a large living area, kitchenette, and full bathroom featuring a custom-tiled shower--an ideal setup for multigenerational living, a guest suite, recreation space, or a private retreat. The third-car garage offers additional parking and valuable storage space for tools, hobby equipment, bikes, or seasonal items.

Step outside and enjoy evenings on the covered back deck overlooking the fully fenced backyard, providing a wonderful space for children, pets, outdoor dining, and entertaining. Situated on a desirable corner lot, this home is located within one of Johnson City's most sought-after communities. Sawyers Pond offers a welcoming neighborhood atmosphere with sidewalks, ponds, and a beautiful walking trail for enjoying the outdoors.

The extensive list of upgrades continues throughout the home including 3/4" hardwood (main and 2nd floor), engineered hardwood (basement) and tile throughout, plantation shutters, irrigation system, tons of trim work, natural gas availability including- HVAC, 2 tankless water heater, natural gas cooktop, and natural gas fireplace, providing both comfort and energy efficiency.

With its exceptional floor plan, multiple bedroom suites, finished basement, extensive upgrades, and desirable location, this remarkable Sawyers Pond residence offers the space, quality, and modern amenities today's buyers are looking for.

Information herein is deemed reliable but subject to Buyer's verification.

Features & Amenities

INTERIOR

Bar • Bonus Room • Built-in Features • Built-In Gas Oven • Carbon Monoxide Detector(s) • Ceiling Fan(s) • Ceramic Tile Flooring • Cooktop • Disposal • Double Pane Windows • Down Draft • Drywall Walls • Electric Dryer Hookup • Entrance Foyer • Exterior Entry Basement • Fireplace Heating • Garage Door Basement • Granite Counters • Hardwood Flooring • Heat Pump • Insulated Windows • Interior Entry Basement • Laundry • Living Room Fireplace • Luxury Vinyl Flooring • Media Room • Microwave • Mud Room • Natural Gas Heating • Open Floorplan • Pantry • Partial Cool Basement • Partial Heat Basement • Partially Finished

Basement • Plumbed Basement • Primary Bathroom • Primary Bedroom • Primary Downstairs • Recreation Room • Refrigerator • Sliding Doors • Smoke Detector(s) • Soaking Tub • Solid Surface Counters • Two-Level • Utility Room • Utility Sink • Walk-In Closet(s) • Walk-Out Access Basement • Washer Hookup

EXTERIOR

Attached • Back Porch/Patio • Back Yard Fencing • Brick Exterior • Circular Driveway • Cleared Lot • Curbs • Deck • Driveway • Front Porch • HardiPlank Type Exterior • Lawn Sprinkler • Rear Patio • Shingle Roof • Sidewalks • Street Lights • Traditional

OTHER

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

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SCAN TO VIEW ONLINE
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