

129 Ridgemont Road, Johnson City, TN 37601

\$724,900 · MLS #10001687 · 3 bed / 3.5 bath · brphomes.com/mls/10001687

**3**

BEDS

3.5

BATHS

3,331

SQ FT

1964

YEAR BUILT

3.58

ACRES

Property Facts

Property Type: Residential**Sub Type:** Single Family Residence**Status:** Active**Year Built:** 1964**Lot Acreage:** 3.58**Above Grade Sq Ft:** 3,331**Lot Dimensions:** 3.58 Acres**City Taxes:** \$2,531.96**County Taxes:** \$3,140.84**Basement Sq Ft:** 0**Garage Sq Ft:** 0**Elementary School:** North Side**Middle School:** Liberty Bell**High School:** Science Hill

Description

3.58-ACRE ESTATE IN THE HEART OF JOHNSON CITY | SINGLE-LEVEL LIVING | GUEST SUITE |
MULTIGENERATIONAL POTENTIAL | ABERNETHY DESIGN

It is almost impossible to find this much land, privacy and architectural character in the heart of Johnson City. Set on 3.58 acres--the largest lot on Ridgemont Road--129 Ridgemont Road offers the feel of a private estate without giving up the convenience of an in-town address. Minutes from schools, downtown, ETSU, Johnson City Medical Center, the VA, shopping, dining and I-26, this is a property whose combination of location and acreage would be difficult to recreate today.

Designed by Alfred H. Abernethy, AIA, whose own celebrated residence, Owls & Oaks, stands just four doors away, the home is a documented piece of Johnson City architectural history. Drawn in 1963 and built in 1964, the sprawling single-level brick residence retains an extraordinary collection of original architectural plans, detailing everything from elevations and custom millwork to the distinctive arched carport and leaded-glass entrance.

Held by the same family since 1994 and never publicly marketed in its current form, the property represents a rare opportunity to acquire an estate that has remained in one family's ownership for more than three decades.

The home's expansive one-level floor plan offers something today's buyers increasingly seek: space to live, gather and accommodate multiple generations without sacrificing privacy. An original attached guest suite was designed with its own kitchen, pantry and bath, creating exceptional possibilities for multigenerational living, an in-law suite, extended family, long-term guests, a caregiver, private home office or secondary living quarters.

Outside, mature trees and established grounds surround the home, creating an unexpected sense of privacy in the middle of the city. An Abernethy-designed hexagonal tea house, brick terrace and expansive estate grounds extend the architecture outdoors and provide a beautiful setting for entertaining, gardening, recreation or simply enjoying the acreage.

And while the character is unmistakably historic, significant infrastructure has been thoughtfully maintained and updated. A complete roof replacement was performed in 2021, including tear-off, with a documented invoice. The property features a substantial 400-amp electrical service with two electrical panels, and the main-house air-conditioning system was replaced in 2019.

Situated in established North Johnson City, the property is approximately half a mile from Science Hill High School and convenient to downtown Johnson City, East Tennessee State University, Johnson City Medical Center, the VA campus, shopping, dining and I-26.

Buyer/Buyer's Agent to verify all information.

Features & Amenities

INTERIOR

2nd Kitchen • Apartment • Built-in Features • Carpet Flooring • Dishwasher • Double Oven • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Gas Range • Heat Pump • Microwave • Natural Gas Heating • One-Level • Pantry • Parquet Flooring • Primary Bathroom • Primary Bedroom • Primary Downstairs • Refrigerator • Sunroom-Heated • Tile Flooring • Washer Hookup

EXTERIOR

Asphalt • Asphalt Roof • Attached • Brick Exterior • Carport • Level Lot • Mid-Century Modern • Ranch • Rear Patio • Second Residence • Shingle Roof • Sloped Lot

OTHER

Above Average Condition • Public Sewer • Public Water

Listing courtesy of Berkshire Hathaway Greg Cox Real Estate



SCAN TO VIEW ONLINE
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