631 Canoe Street, Johnson City, TN 37604

$499,100 · MLS #10001980 · 5 bed / 3.5 bath · brphomes.com/mls/10001980



5	3.5	2,669	2025	0.19
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2025
Lot Acreage: 0.19
Fireplaces: 1
Above Grade Sq Ft: 2,669
Association Fee Frequency: Monthly
HOA Fee: $41.66

Lot Dimensions: 115 x 71
City Taxes: $1,092.12
County Taxes: $1,354.75
Basement Sq Ft: 0
Garage Sq Ft: 441
Garage Spaces: 2
Elementary School: Woodland Elementary
Middle School: Liberty Bell
High School: Science Hill

Description

BEAUTIFUL 2025 HOME ON A PREMIUM CORNER LOT IN ARCHER'S POINTE!

LOCATION! LOCATION! LOCATION! Welcome to 631 Canoe Street in Johnson City, TN! Built in 2025, this like-new 5-bedroom, 4-bath home offers approximately 2,634 sq. ft., a spacious 2-car garage, modern finishes, and one of the most appealing lots in the neighborhood!

EXCEPTIONAL CURB APPEAL! Situated on a premium corner lot, this home stands out with a lush green lawn, beautifully maintained landscaping, added openness, and impressive street presence. Its inviting yard and prominent setting offer something special compared to a typical interior lot.

TWO PRIVATE SUITES - IDEAL FOR MULTIGENERATIONAL LIVING! One of this home's most desirable features is its flexible layout with two bedroom suites, including one conveniently located on the main level! The main-floor suite offers a comfortable, private retreat without the need to navigate stairs, making it ideal for guests, extended family, in-law accommodations, or multigenerational living. A second suite provides even more comfort and privacy.

FLEXIBLE LIVING SPACE! Make the space your own with a versatile flex room that can serve as an elegant formal dining room, dedicated home office, quiet study, hobby room, or additional sitting area. Whether you work from home, love entertaining, or simply need room to spread out, this thoughtfully designed floor plan adapts to your lifestyle.

THOUGHTFUL UPGRADES! Beyond standard builder finishes, this home includes a wired security camera system for added peace of mind and a painted, finished 2-car garage. The clean, polished garage provides practical space for parking, additional storage, or projects. These improvements add convenience, functionality, and value.

UNBEATABLE JOHNSON CITY LOCATION! Enjoy the neighborhood charm of Archer's Pointe while being just minutes from everything Johnson City has to offer! Located within walking distance of a local elementary school and approximately five minutes from Science Hill High School, Freedom Hall Civic Center, East Tennessee State University (ETSU), Johnson City Medical Center (JCMC), and The Mall at Johnson City.

Shopping, restaurants, grocery stores, entertainment, healthcare facilities, and major roadways are all conveniently nearby. Whether commuting to work, attending classes, enjoying local events, or exploring Northeast Tennessee, this location makes everyday living easy!

BUYER INCENTIVES AVAILABLE! With an acceptable offer, the seller is willing to negotiate buyer incentives, including a mortgage interest-rate buydown that could help lower monthly payments!

With newer construction, generous living space, two private suites, a versatile floor plan, valuable upgrades, and a standout corner lot, 631 Canoe Street offers an exceptional combination of comfort, convenience, and flexibility.

WHY SETTLE FOR AN ORDINARY LOT WHEN YOU CAN OWN ONE OF THE NEIGHBORHOOD'S MOST APPEALING CORNER PROPERTIES?

Schedule your private showing today and discover everything this beautiful home has to offer!

Buyer/Buyers agent to verify all Information. Information deemed reliable but not guaranteed.

Features & Amenities

INTERIOR

Carpet Flooring • Ceiling Fan(s) • Dishwasher • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Fireplace Heating • Granite Counters • Heat Pump • Insulated Windows • Kitchen Island • Living Room Fireplace • Luxury Vinyl Flooring • Microwave • Pantry • Range • Refrigerator • Two-Level • Walk-In Closet(s) • Washer Hookup

EXTERIOR

Brick Exterior • Covered Porch/Patio • Driveway • Front Patio • Garage Door Opener • Level Lot • Shingle Roof • Slab Foundation • Traditional • Vinyl Siding Exterior

OTHER

Above Average Condition • Public Sewer • Public Water

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
brphomes.com/mls/10001980