# 7 Sweet Pea Terrace, Johnson City, TN 37615

**$875,000** · MLS #10002134 · 3 bed / 2 bath · brphomes.com/mls/10002134

| 3 | 2 | 2,218 | 2024 | 0.54 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 2024
**Lot Acreage:** 0.54
**Fireplaces:** 2
**Above Grade Sq Ft:** 2,218
**Association Fee Frequency:** Monthly
**HOA Fee:** $100

**Lot Dimensions:** 23,522
**City Taxes:** $2,560.22
**County Taxes:** $3,175.90
**Basement Sq Ft:** 2,218
**Garage Sq Ft:** 647
**Garage Spaces:** 3
**Elementary School:** Boones Creek
**Middle School:** Boones Creek
**High School:** Daniel Boone

## Description

Welcome to elevated living in Garland Farms Estates, where luxury finishes blend seamlessly with everyday comfort. This like-new 3BR/2BA residence offers an open concept design, premium upgrades throughout, and a full walkout daylight basement with more than 2,000 sq ft ready for future customization. Newly installed ZLINE appliances convey, adding a refined touch to the chef-inspired kitchen.

The grand living room sets the tone with vaulted ceilings, a dramatic floor-to-ceiling stone fireplace, and direct access to the covered TREX deck- an ideal space for unwinding or entertaining. The gourmet kitchen is designed for both style and performance, featuring quartz countertops, shaker cabinetry with soft-close doors and drawers, a natural wood hood vent, gas cooktop, tiled backsplash, pantry, and an expansive 8.5' island that anchors the space beautifully.

The primary suite serves as a true retreat, offering an accent wall, abundant natural light, and a gas fireplace that elevates the room's ambiance. The ensuite bath includes double vanities with quartz counters, a 7' custom tile shower, and a generous walk-in closet with laminate shelving. Two additional bedrooms (one currently used as office) are thoughtfully positioned on the opposite side of the home for enhanced privacy. Hardwood floors throughout and natural gas systems add both comfort and efficiency.

The daylight walkout basement expands the home's potential with a second garage, plumbing for a future bath, and a secure, private second entrance--ideal for multi-generational living, a home office, or future finished space. Irrigation system on separate water meter for buyer's convenience.

Residents of Garland Farms Estates enjoy resort-style amenities including sidewalks, playground, community pool, tennis courts, basketball court, and clubhouse--all within Johnson City city limits.

Buyer/Buyer's Agent to verify all info deemed reliable.

## Features & Amenities

### INTERIOR

Block Basement • Built-In Electric Oven • Built-in Features • Ceiling Fan(s) • Central Air • Central Heating • Ceramic Tile Flooring • Cooktop • Dishwasher • Disposal • Double Oven • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Entrance Foyer • Fireplace Heating • French Doors • Full Basement • Gas Log Fireplace • Gas Range • Hardwood Flooring • Insulated Windows • Kitchen Island • Laundry • Levered or Graspable Door Handles • Living Room Fireplace • Microwave • One-Level • Open Floorplan • Pantry • Plumbed Basement • Primary Bathroom • Primary Bedroom • Primary Bedroom Fireplace • Primary Downstairs • Refrigerator • Remote Controlled Doors • Security System Owned • Smoke Detector(s) • Soaking Tub • Solid Surface Counters • Stone Counters • Unfinished Basement • Utility Sink • Walk-In Closet(s) • Walk-Out Access Basement • Washer • Washer Hookup

### EXTERIOR

Attached • Back Porch/Patio • Block Foundation • Brick Exterior • Clubhouse • Community • Concrete Driveway • Covered Porch/Patio • Deck • Driveway • Front Patio • Garage Door Opener • HardiPlank Type Exterior • Landscaping • Lawn Sprinkler • Level Lot • Pool • Ranch • Rear Patio • Second Garage • Shingle Roof • Sidewalks • Sloped Lot • Stone Exterior • Street Lights

### OTHER

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

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
brphomes.com/mls/10002134