FOUND ON BRPHOMES.COM

2304 Granite Drive, Johnson City, TN 37604

$799,000 · MLS #10002156 · 4 bed / 3 bath · brphomes.com/mls/10002156



4	3	4,712	2001
BEDS	BATHS	SQ FT	YEAR BUILT

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2001
Above Grade Sq Ft: 2,366
Association Fee Frequency: Annually
HOA Fee: $225
Lot Dimensions: 115 X 164 X 122 IRR

City Taxes: $2,232.23
County Taxes: $2,818.94
Basement Sq Ft: 2,346
Garage Sq Ft: 700
Garage Spaces: 2
Elementary School: Towne Acres
Middle School: Liberty Bell
High School: Science Hill

Description

Stunning Blue Ridge Views | Multigenerational Living | Premier Stoneridge Location

Listing courtesy of Berkshire Hathaway Greg Cox Real Estate · MLS #10002156 · Generated November 4, 2026
Information deemed reliable but not guaranteed.

Mountain Views. Flexible Living. Exceptional Convenience.

Perched in the highly desirable Stoneridge neighborhood, 2304 Granite Drive presents a rare opportunity to enjoy panoramic Blue Ridge Mountain views, versatile multigenerational living, and one of Johnson City's most convenient locations.
Just minutes from Downtown Johnson City, East Tennessee State University, Johnson City Medical Center, the VA, and Towne Acres Elementary, this thoughtfully designed home offers the perfect blend of privacy, beauty, and accessibility. Enjoy breathtaking mountain vistas and sparkling city-light views while remaining close to everything that matters.

Inside, soaring ceilings, expansive windows, rich hardwood flooring, and abundant natural light create an inviting atmosphere that feels both spacious and welcoming. The fireside living room serves as the heart of the home, anchored by a striking custom antique centerpiece that adds warmth, character, and timeless elegance.

The well-appointed kitchen is designed for everyday comfort and effortless entertaining, featuring granite countertops, generous cabinetry, updated appliances, and a charming breakfast nook positioned to capture the stunning mountain scenery. Whether gathering with friends or savoring a quiet morning coffee, the views are always front and center.

The main-level primary suite offers the convenience of one-level living and a private retreat complete with a spa-inspired bath and a spacious walk-in closet. Two additional bedrooms and a full bath provide comfortable accommodations for family and guests.

A standout feature of the home is its remarkable flexibility for multigenerational living. The lower level includes a fully equipped in-law suite with its own kitchen, pantry, private bedroom, study, and laundry hookups, making it ideal for extended family, guests, independent living arrangements, or work-from-home needs. A spacious family room with a fireplace and built-in shelving creates the perfect gathering space, while an additional recreation area can easily serve as a media room, fitness studio, office, playroom, or future workshop space.

Outside, mature landscaping surrounds peaceful outdoor living areas where you can take in East Tennessee's natural beauty throughout every season. Recent updates, including a new roof, new water heater, and updated appliances, provide added peace of mind, while the oversized two-car garage and abundant storage ensure practical everyday living.

Offering stunning mountain views, exceptional flexibility, and an unbeatable location, 2304 Granite Drive delivers the lifestyle today's buyers have been searching for.

Buyer/Buyer's Agent to verify all information.

Features & Amenities

INTERIOR

Bonus Room • Built-In Electric Oven • Built-in Features • Carpet Flooring • Cooktop • Dishwasher • Down Draft • Drywall Walls • Electric Dryer Hookup • Finished Basement • Fireplace Heating • Full Basement • Granite Counters • Hardwood Flooring • Heat Pump • In Law Suite • Insulated Windows • Microwave • Natural Gas Heating • Open Floorplan • Pantry • Primary Bathroom • Primary Bedroom • Primary Downstairs • Pull Down Stairs Attic • Radon Mitigation System • Refrigerator • Tile Flooring • Two-Level • Utility Sink • Walk-In Closet(s) • Walk-Out Access Basement • Washer Hookup

EXTERIOR

Asphalt Roof • Attached • Block Foundation • Brick Exterior • Concrete Driveway • Covered Porch/Patio • Front Patio • Front Porch • Garage Door Opener • Level Lot • Mountain(s) View • Raised Ranch • Rear Patio • Shingle Roof • Sloped Lot • Steep Slope Lot • 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/10002156