

912 Katies Way, Johnson City, TN 37615

\$525,000 · MLS #9992519 · 3 bed / 3.5 bath · www.brphomes.com/mls/9992519



3
BEDS

3.5
BATHS

3,010
SQ FT

1993
YEAR BUILT

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1993

Fireplaces: 1

Above Grade Sq Ft: 3,010

Association Fee Frequency: Annually

HOA Fee: \$100

Lot Dimensions: 64.7X170.43 IRR

City Taxes: \$743

County Taxes: \$767

Basement Sq Ft: 0

Garage Sq Ft: 734

Garage Spaces: 2

Elementary School: Lake Ridge

Middle School: Indian Trail

High School: Science Hill

Description

Experience Lake Living Without Lakefront Pricing in Johnson City's Lake Ridge School District. Now offered at a newly adjusted price, this beautifully renovated 2,697 sq. ft. home delivers exceptional value with deeded Boone Lake access, community dock privileges, and the highly desirable Lake Ridge School District--offering the East Tennessee lake lifestyle you've been searching for without the premium price of lakefront ownership. Filled with natural light from expansive windows, the thoughtfully designed floor plan blends comfort, functionality, and timeless style. Whether entertaining guests or enjoying a quiet evening at home, you'll appreciate the warm, inviting spaces and seamless connection to the outdoors. The spacious screened porch and newly painted decks overlook a private, fenced backyard, creating the perfect setting for morning coffee, weekend gatherings, or simply taking in the peaceful surroundings.

The main level features a welcoming great room with a gas fireplace, formal dining room, and a beautifully renovated kitchen complete with a breakfast nook, pantry, and convenient half bath. The sought-after main-level primary suite offers a spacious bath, dual closets, and a walk-in closet for everyday convenience. Upstairs, you'll find exceptional flexibility with a spacious bedroom featuring a built-in electric fireplace, a full hall bath, and a versatile office or bonus room ideal for working remotely, hobbies, or additional living space. A separate private suite includes its own electric fireplace, walk-in shower, laundry area, and direct garage access--perfect for multigenerational living, extended guests, a home office, or private retreat. Additional features include a two-car garage with an oversized workshop area, newer windows, freshly painted decks, two electric heat pumps with propane service, and significant recent updates including the upstairs HVAC system and water heater, both replaced in 2025. Homes offering deeded Boone Lake access, community dock, Lake Ridge schools, a main-level primary suite, flexible living spaces, and a private setting are increasingly difficult to find. With its recent price adjustment, this move-in-ready home presents an outstanding opportunity to enjoy one of Johnson City's most desirable lake communities while remaining just minutes from shopping, dining, healthcare, and everyday conveniences. Schedule your private showing today and discover why this is one of the best values currently available in the Boone Lake market.

Buyer/Buyer's Agent to verify all information.

Features & Amenities

INTERIOR

Bonus Room • Built-In Electric Oven • Carpet Flooring • Ceramic Tile Flooring • Dishwasher • Disposal • Drywall Walls • Electric Dryer Hookup • Electric Heating • Granite Counters • Hardwood Flooring • Heat Pump • Insulated Windows • Kitchen Island • Laundry • Living Room Fireplace • Microwave • Open Floorplan • Pantry • Primary Bathroom • Primary Bedroom • Primary Bedroom Fireplace • Primary Downstairs • Range • Refrigerator • Remodeled • Two-Level • Walk-In Closet(s) • Washer Hookup

EXTERIOR

Asphalt • Asphalt Roof • Attached • Back Porch/Patio • Back Yard Fencing • Contemporary • Covered Porch/Patio • Deck • Dock • Frame Exterior • Full Fencing • Lake Privileges • Porch • Screened • 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
www.brphomes.com/mls/9992519