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168 Westshore Pointe 168, Johnson City, TN 37601

$250,000 · MLS #9992761 · 2 bed / 2 bath · www.brphomes.com/mls/9992761



2	2	1,399	2006
BEDS	BATHS	SQ FT	YEAR BUILT

Property Facts

Property Type: Residential
Sub Type: Condominium
Status: Active
Year Built: 2006
Above Grade Sq Ft: 1,399
Association Fee Frequency: Monthly
HOA Fee: $450
City Taxes: $1,038.70
County Taxes: $1,288.49
Basement Sq Ft: 0
Garage Sq Ft: 253
Garage Spaces: 1
Elementary School: Lake Ridge
Middle School: Indian Trail
High School: Science Hill

Description

First Right of Refusal: This property is under contract with a property-to-sell contingency; seller reserves the right to continue marketing the property and require the buyer to remove the contingency pursuant to the terms of the purchase

and sale agreement. Welcome to 168 Westshore Pointe, located in Pointe 24, widely recognized as Johnson City's premier lakefront community on Boone Lake. This beautifully maintained 2-bedroom, 2-bath residence offers true single-level living, paired with recent upgrades throughout. The main living area features an open-concept design where the kitchen, dining, & living spaces come together seamlessly. Thoughtfully designed with windows on multiple walls & a central French door, the living area is bathed in natural light, giving the space a bright, open presence that feels far larger than expected & a seamless connection to the outdoor living space. The kitchen is well-appointed with granite countertops, stainless steel appliances, & cherry cabinetry, blending timeless finishes with everyday usability. Rich flooring & detailed trim work, including crown molding, add a layer of craftsmanship throughout. Thoughtfully prepared for its next owner, the home has been freshly & professionally painted & meticulously cleaned throughout, creating a bright, cohesive interior that feels both elevated & truly move-in ready. The primary suite offers a comfortable layout with a walk-in closet & a private en-suite bath featuring a walk-in shower, providing both convenience & functionality. The second bedroom is located just across from the full hall bath, providing an easy, comfortable setup for guests to feel right at home. Unlike typical condo layouts, this home features a dedicated mudroom & laundry area off the 1-car garage, offering a functional buffer that keeps everyday living (& lake days) organized & out of sight--creating a natural transition into the home while keeping the main living areas clean & uncluttered. The great room opens naturally to the outdoor living space, making it easy to entertain or unwind after a day on the water. Your private covered back patio features a dedicated gas line, providing a clean, convenient foundation for outdoor cooking, eliminating the need for tanks & elevating the overall entertaining experience. Life at Pointe 24 extends far beyond the walls of the home. While this unit does not include a deeded boat slip, you don't have to own the boat to live the lake life. Residents enjoy access to a lakefront pool & a clubhouse, all designed to bring people together around the water. And that's really the point. Because living near the water has never been just about ownership, it's about how it makes you feel. It's the ease of stepping outside and seeing Boone Lake in the distance. It's taking in the views from the shoreline. It's the ability to step away from the noise of the day and reset in a setting that naturally slows things down. There's a reason places like riverfront districts, coastal towns, & lake communities continue to draw people in, water changes the pace of life. It creates space to gather, to unwind, & to be present in a way that's hard to replicate anywhere else. At Pointe 24, you're not on the water, but you're undeniably close to it. The lake becomes part of your everyday backdrop, whether you're enjoying views from the community pool, spending time at the clubhouse, or walking along the shoreline. The Pointe 24 HOA is designed to simplify ownership and elevate everyday living, covering exterior maintenance, roofing, landscaping, and all common areas, including the lakeview clubhouse, pool, and walking trails. Please note: the community dock is part of a separate association and is not accessible to all Pointe 24 owners. The association also maintains a master insurance policy on the structure, allowing owners to focus primarily on the interior of their home. Notably, the roof was recently replaced in March 2026. Buyer/Buyer Agent to verify.

Features & Amenities

INTERIOR

Central Air • Ceramic Tile Flooring • Dishwasher • Disposal • Drywall Walls • Electric Dryer Hookup • Electric Heating • Fire Alarm • French Doors • Gas Range • Granite Counters • Hardwood Flooring • Heat Pump • Laundry • Luxury Vinyl Flooring • Microwave • Mud Room • One-Level • Pantry • Primary Bedroom • Refrigerator • Walk-In Closet(s) • Washer Hookup

EXTERIOR

Cleared Lot • Community • Concrete Driveway • Covered Porch/Patio • Curbs • Dock • Driveway • Front Porch • Garage Door Opener • HardiPlank Type Exterior • In Ground • Lake Privileges • Landscaping • Level Lot • Parking Pad • Pool • Rear Patio • Shingle Roof • Slab Foundation • Stone Veneer Exterior • Townhouse • Traditional

OTHER

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

Listing courtesy of KW Johnson City

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