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1533 Pactolas Road 103, Johnson City, TN 37604

$465,000 · MLS #9993383 · 3 bed / 3.5 bath · www.brphomes.com/mls/9993383



3	3.5	1,858	2025
BEDS	BATHS	SQ FT	YEAR BUILT

Listing courtesy of Greater Impact Realty Jonesborough · MLS #9993383 · Generated November 10, 2026
Information deemed reliable but not guaranteed.

Property Facts

Property Type: Residential
Sub Type: Condominium
Status: Active
Year Built: 2025
Fireplaces: 0
Above Grade Sq Ft: 1,858
Association Fee Frequency: Monthly
HOA Fee: $150

City Taxes: $0
County Taxes: $0
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Woodland Elementary
Middle School: Liberty Bell
High School: Science Hill

Description

Welcome to Elevate JC! Introducing this newly constructed residence with modern design, luxury finishes, and exceptional functionality, ideally positioned within walking distance to Science Hill High School and just minutes to ETSU, VA Mountain Home Health Care, Johnson City Medical Center, and Downtown Johnson City. **Ask about potential mortgage rate buy-down options!**

Step inside to discover an open-concept main level, designed for both everyday living and effortless entertaining. Soaring 10-foot ceilings and oversized tilt-and-turn windows create a light-filled space that feels both expansive and inviting. The main-level entry doors offer enhanced security with three-point locking systems, and all glass tempered for added safety. The kitchen serves as the centerpiece of the home, featuring polished Quartzite countertops and matching backsplash, stainless steel appliances, custom cabinetry, and a large island perfect for gathering with friends and family. A convenient half bath, dedicated laundry room with additional storage, and pantry are all thoughtfully positioned on the main level. Just off the kitchen, enjoy a covered patio with pergola, ideal for morning coffee or evening unwinding.

Upstairs on the second level, you'll find two spacious bedrooms, each with its own ensuite bath, offering comfort and privacy for residents and guests alike. With engineered hardwood floors throughout, the primary bathroom is complete with marble tile floors and shower walls, modern fixtures, and luxury finishes.

The third floor offers a third bedroom with a private ensuite bathroom, plus a versatile bonus space, ideal for a home office or game room. From here, accordion doors open to your covered rooftop terrace with sweeping views of Buffalo Mountain.

Built with performance and efficiency in mind, the home features TPO commercial-grade roofing and spray foam insulation along the front and rear walls as well as the roof deck, providing superior energy efficiency and year-round comfort. Shared walls are constructed as 12-inch thick demising walls, delivering both fire safety and impressive soundproofing for added privacy.

Additional highlights include dedicated parking, low-maintenance living, and an HOA that covers exterior maintenance, exterior insurance, and does not limit renting.

This is more than just a home--it's a lifestyle defined by modern design, thoughtful construction, scenic views, and effortless living.

Buyers/Buyers Agent to verify all information.

Features & Amenities

INTERIOR

Bonus Room • Ceiling Fan(s) • Central Air • Central Heating • Dishwasher • Disposal • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Heating • Electric Range • Firewall(s) • Hardwood Flooring • Kitchen Island • Levered or Graspable Door Handles • Marble Flooring • Microwave • Open Floorplan • Pantry • Primary Bathroom • Primary

Bedroom • Refrigerator • Sliding Doors • Smoke Detector(s) • Stone Counters • Three Or More-Level • Tile Flooring • Walk-In Closet(s) • Washer Hookup

EXTERIOR

Asphalt • Back Porch/Patio • Balcony • Covered Porch/Patio • HardiPlank Type Exterior • Landscaping • Level Lot • Mountain(s) View • Pergola • Rear Patio • Slab Foundation • Townhouse

OTHER

Above Average Condition • Electricity Connected • Fiber Connected • New Construction Condition • Public Sewer • Public Water • Sewer Connected • Water Connected

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SCAN TO VIEW ONLINE
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