138 Burton France Road, Johnson City, TN 37604

$475,000 · MLS #9996609 · 3 bed / 2 bath · www.brphomes.com/mls/9996609



3	2	2,422	1976	1.7
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1976
Lot Acreage: 1.7
Fireplaces: 2
Above Grade Sq Ft: 2,130
Lot Dimensions: 353.45' x 380.63' x 212.36' x 196.14'

City Taxes: $0
County Taxes: $1,369.71
Basement Sq Ft: 1,680
Garage Sq Ft: 960
Garage Spaces: 3
Elementary School: Lamar
Middle School: Lamar
High School: David Crockett

Description

FIRST TIME ON THE MARKET AND, OH, THE LOCATION!

Enjoy the perfect blend of peaceful country living and convenient city access with this beautiful, well-built 3-bedroom, 2-bath home located just outside the Johnson City city limits, offering the benefit of **NO CITY TAXES** while being only minutes from shopping, dining, healthcare, and everyday conveniences.

Set in a picturesque location with beautiful mountain views, this well-maintained property has been lovingly cared for by its original owners and is being offered for sale for the very first time.

The heart of the home is its inviting kitchen, where timeless craftsmanship meets everyday functionality. Beautiful granite countertops provide generous workspace for meal preparation and entertaining, while the home's original built-in cabinetry showcases quality and character. With abundant storage and classic appeal, this kitchen offers the perfect blend of warmth and practicality, making it a welcoming gathering place for family and friends.

The spacious primary suite features a relaxing Jacuzzi tub, walk in shower, a laundry closet including a washer and dryer and a charming built-in ironing board. The home also includes a wired security system for added peace of mind.

The third bedroom, located in the basement, offers excellent flexibility and could easily serve as a private in-law suite or multi-generational living space with its own separate entrance. With existing washer/dryer hookups and cabinetry suitable for an efficiency kitchen, the area provides outstanding expansion potential. Buyer to verify intended use.

Outdoor living is a true highlight, with an enclosed sunroom that includes a wood burning stove, a large covered wraparound patio extending across the back and side of the home, and an open deck just off the kitchen--perfect for entertaining or simply enjoying the scenery. The property also includes fruit-bearing landscaping with an apple tree, a peach tree, and mature grape vines.

Storage and workspace opportunities abound. In addition to the two-car carport and three-car basement garage, the property features an impressive 24' x 50' workshop with storage loft, one 10'x10' and one 10'x12' roll-up door, plus a 10' x 50' covered lean-to. Attached to the workshop is a 10' x 24' office and restroom area, offering endless possibilities for business, agricultural, hobby, or recreational use. An empty fuel tank, formerly used for farm equipment, is located behind the workshop.

A separate 24' x 40' detached garage with two 10'x12' roll-up doors provides additional space for farm equipment, boats, RVs, or other large vehicles.

Looking for additional acreage? Be sure to see the adjacent listing for **TBD Cherokee Road**, offering approximately 6.7 acres of cleared land and a barn with road frontage on both Cherokee Road and Burton France Road. Together, these properties present a rare opportunity for a farm, homestead, family compound, or investment property. Seller will consider a slight discount if both properties are purchased together.

Whether you're looking for a private retreat, mini-farm, home-based business location, or simply room to spread out and enjoy East Tennessee living, this property offers an exceptional combination of quality construction, mountain views, versatility, and functionality.

Exclusions: Wood stove inside the workshop and the smaller empty fuel tank behind the workshop do not convey.

All information deemed reliable but not guaranteed. Buyer and buyer's agent to verify all information, including square footage and any material facts. Property being sold as-is, where-is.

Features & Amenities

INTERIOR

2 Person Tub • Basement Fireplace • Block Basement • Built-In Gas Oven • Carbon Monoxide Detector(s) • Central Air • Central Heating • Concrete Basement • Crawl Opening Attic • Dishwasher • Disposal • Double Pane Windows • Dryer • Drywall Walls • Exterior Entry Basement • Fireplace Heating • French Doors • Garage Door Basement • Hardwood Flooring • Heat Pump • Insulated Windows • Laminate Counters • Levered or Graspable Door Handles • Living Room Fireplace • Masonry Fireplace •

Microwave • One-Level • Open Floorplan • Paneling Walls • Partial Heat Basement • Partially Finished Basement • Primary Bedroom • Propane Heating • Security System Owned • Smoke Detector(s) • Storm Door(s) • Sunroom-Heated • Tile Flooring • TV Antenna • Walk-Out Access Basement • Washer • Whirlpool • Wood Burning Stove Fireplace • Wood Stove Heating

EXTERIOR

Asphalt • Back Porch/Patio • Block Foundation • Brick Exterior • Carport • Cleared Lot • Concrete Driveway • Covered Porch/Patio • Deck • Front Porch • Garage Door Opener • Garage(s) • Gravel • Landscaping • Metal Roof • Mountain(s) View • Parking Pad • Pasture Lot • Ranch • Rolling Slope Lot • Workshop

OTHER

Average Condition • Public Water • Septic Tank Sewer

Listing courtesy of Greater Impact Realty Jonesborough

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9996609