

1579 Becky Drive, Johnson City, TN 37601

\$97,500 · MLS #9996378 · www.brphomes.com/mls/9996378



0.89
ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 0.89

Association Fee Frequency: Annually

HOA Fee: \$550

City Taxes: \$334

County Taxes: \$414

Elementary School: Lake Ridge

Middle School: Indian Trail

High School: Science Hill

Description

COULD BE SPLIT BACK INTO TWO PARCELS IF DESIRED. .A rare opportunity to build in one of Johnson City's most desirable neighborhoods. As custom homes continue to rise throughout the back section of Lake Ridge Estates, neighboring properties are now selling in the \$900,000s, with newly constructed homes exceeding \$1 million in value. This .89-acre cul-de-sac lot offers the chance to secure your place among them and create a home designed entirely around your vision. Positioned at the end of the cul-de-sac, this homesite captures sweeping views of Boone Lake, distant mountain ridgelines, and unforgettable East Tennessee sunsets. Whether you're envisioning a modern masterpiece,

timeless traditional, or custom estate, opportunities to build in an established neighborhood of this caliber are becoming increasingly rare. Lake Ridge Estates is known for its sidewalks, street lights, underground utilities, community pool, and strong sense of neighborhood pride. One of its most unique features is the ability to walk directly to Lake Ridge Elementary School, along with access to playgrounds, a walking track, basketball courts, and open green space. Residents enjoy community traditions throughout the year including neighborhood gatherings, spring egg hunts, summer events, and one of the Tri-Cities' most celebrated Halloween destinations. High-speed BrightRidge Fiber Internet with speeds up to 10 Gig makes working from home, gaming, and streaming effortless. Conveniently located in Northeast Johnson City's Boones Creek community. Drive times: 5min to Pharmacies/Grocery, 6min to Sonny's Marina, 7min to Indian Trail Middle School, 8min to I-26, 11min to Piney Flats, 16min to JC Med Center, 19min to Bristol Motor Speedway, 23min to Eastman Chemical. This parcel was created through a replat combining former Lots 16 (\$34,125 if you buy Lot 16 only) and 17 (\$63,375 if you buy Lot 17 only) into one exceptional homesite. Information deemed reliable but not guaranteed. Buyer and Buyer's Agent to verify all information.

Features & Amenities

EXTERIOR

City Street • Lot/Tract • Mountain(s) View • Pasture View • Paved • Residential • Rolling Slope • Sloped • Water View

OTHER

Aerial • At Road Sewer • At Road Water • Building Plan • Building Restrictions • Cable Available • Curb/Gutters • Deed Restrictions • Electricity Available • Fiber Available • Natural Gas Available • Phone Available • Plat • Public Sewer • Public Water • Sewer Available • Sidewalks • Site Built Permitted • Street Lights • Survey • Underground Utilities • Water Available

Listing courtesy of KW Johnson City



SCAN TO VIEW ONLINE
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