

# 2111 East Watauga Avenue, Johnson City, TN 37601

\$219,000 · MLS #9998875 · 3 bed / 1.5 bath · [www.brphomes.com/mls/9998875](http://www.brphomes.com/mls/9998875)



3

BEDS

1.5

BATHS

1,176

SQ FT

1938

YEAR BUILT

0.32

ACRES

## Property Facts

**Property Type:** Residential

**Sub Type:** Single Family Residence

**Status:** Active

**Year Built:** 1938

**Lot Acreage:** 0.32

**Above Grade Sq Ft:** 1,176

**Lot Dimensions:** 100X140

**City Taxes:** \$283.86

**County Taxes:** \$356.90

**Basement Sq Ft:** 896

**Garage Sq Ft:** 0

**Elementary School:** Fairmount

**Middle School:** Indian Trail

**High School:** Science Hill

## Description

Charming Johnson City Home on a Rare Double Lot!

Don't miss this adorable home bursting with character and located just minutes from the heart of downtown Johnson City!

Whether you're searching for your first home, an investment property, or a place with room to grow, this one could be it!

Enjoy wonderful mornings and afternoons and the great front porch!

Inside, you'll find beautiful hardwood floors, three large comfortable bedrooms, and one-and-a-half baths, creating a warm and inviting space that's ready to call home. The unfinished basement provides an abundance of storage, while the two-car carport adds everyday convenience.

Step outside to enjoy the large backyard, perfect for entertaining, gardening, pets, or simply relaxing. Situated on a rare double lot with the potential to be subdivided, this property also offers exciting future investment opportunities.

Conveniently located near downtown Johnson City, you'll love being just moments from local restaurants, shopping, entertainment, parks, and schools.

Whether you're a first-time homebuyer looking for the perfect place to start, an investor seeking a strong rental opportunity, or someone who appreciates a home full of charm and possibilities, this property is one you won't want to miss. Schedule your private showing today!

## Features & Amenities

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### INTERIOR

Carpet Flooring • Ceiling Fan(s) • Central Air • Ceramic Tile Flooring • Concrete Basement • Crawl Opening Attic • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Electric Heating • Electric Range • Exterior Entry Basement • Hardwood Flooring • Heat Pump • Laminate Counters • Laundry • Living Room Fireplace • One-Level • Paneling Walls • Refrigerator • Storm Door(s) • Unfinished Basement • Washer Hookup

### EXTERIOR

Aluminum Siding Exterior • Back Yard Fencing • Block Exterior • Block Foundation • Dirt • Front Porch • Gravel • Level Lot • Ranch • Rolling Slope Lot • Shingle Roof

### OTHER

Average Condition • Public Sewer • Public Water

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Listing courtesy of RE/MAX Preferred



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