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1627 Powder Branch Road, Johnson City, TN 37601

$575,000 · MLS #9999951 · 3 bed / 2.5 bath · www.brphomes.com/mls/9999951



3	2.5	2,016	2026	0.54
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2026
Lot Acreage: 0.54
Fireplaces: 1
Above Grade Sq Ft: 2,016
Lot Dimensions: 168 x 142

City Taxes: $0
County Taxes: $2,500
Basement Sq Ft: 0
Garage Sq Ft: 729
Garage Spaces: 2
Elementary School: Happy Valley
Middle School: Happy Valley
High School: Happy Valley

Description

For the first time, high-end custom builder and reality TV star from "Log Cabin Fever" brings a home to the market! Unlike many spec homes, this home was built for the buyer who appreciates the "above and beyond" details like this one offers. Situated on a great half acre lot (with potential to buy 1.5 acres more; ask agent for details), this 2000 square foot home will please you aesthetically while also catering to your desire for those details that ensure your home was built to last. Pulling into the extra wide concrete driveway, you'll first be met with a 29x29 garage. Real brick adorns the bottom exterior of the home while LP SmartSiding completes the rest. A metal roof with snow cleats gives you the reassurance immediately that this home was built with longevity in mind. The poured concrete front porch has gorgeous 12x12 white oak beams with beautiful trim and tongue and groove ceiling. The views off the front give you the peaceful country setting you've been hoping for so you might pause for just a moment before seeing what's waiting for you inside. Once through the solid mahogany front door, you will be drawn to the soaring cathedral ceilings with wooden beam and tasteful chandelier. A stunning stone fireplace with gas logs is a gorgeous centerpiece in the living room. Six inch white oak floors throughout the first floor and are yet another detail you don't typically see in new homes. An open floor plan leads you to a striking kitchen with high end finishes such as gas range with wooden hood, higher-end appliances, under cabinetry lighting, stone counters, and elegant fixtures from Ferguson. Aside from the ample craftsman cabinetry, a pantry with custom shelving offers the storage you need. The spacious Primary bedroom is on the main level and includes an en suite Primary bathroom that has double vanity, more premium fixtures, and beautiful tile on both the floors and in the walk-in shower. A walk-in closet with custom shelving completes the Primary space. Still on the main level of the home is a dedicated dining space, a half bathroom for the convenience of your guests, and a separate laundry room. A tankless gas water heater is another one of those extras in this home you don't find often! As you walk up the beautifully trimmed solid oak stairs with wrought iron and oak railing, you first land on a spacious loft that allows you to truly appreciate the details of the space below and gives you extra room for an office or flex space. The oak floors continue on this second level for a truly seamless flow throughout. Two more bedrooms with custom shelving in the closets and another full bathroom with the same attention to gorgeous finishes are on this second floor. A walk-in attic access is found in one of these bedrooms where you will find storage options and appreciate the spray foam insulation that further separates this as a home full of extras. Outside the back, through the second solid mahogany door and onto the poured concrete patio, you will appreciate the peace and seclusion of this outdoor space and be grateful to find it already plumbed for your gas grill. Another detail about this home that is rarely found is a fully encapsulated crawlspace. Fully sleeved waterlines and a larger than necessary septic tank are two more "unseen" items that further emphasize the amount of forethought this builder put into this extraordinary creation. This home is clearly stunning but what sets it apart are the "extras" that will certainly be understood and appreciated by the right buyers. This one must be seen!

Features & Amenities

INTERIOR

Crawl Space Foundation • Dishwasher • Disposal • Drywall Walls • Electric Dryer Hookup • Fireplace Heating • Gas Log Fireplace • Gas Range • Hardwood Flooring • Heat Pump • Insulated Windows • Living Room Fireplace • Loft • Microwave • Mud Room • Pantry • Partial Floor Attic • Primary Bathroom • Primary Bedroom • Propane Heating • Refrigerator • Stone Counters • Stone Fireplace • Storage Attic • Tile Flooring • Two-Level • Walk-In Closet(s) • Washer Hookup

EXTERIOR

Attached • Brick Exterior • Cleared Lot • Concrete Driveway • Craftsman • Farm House • Front Porch • HardiPlank Type Exterior • Level Lot • Metal Roof • Mountain(s) View • Rear Patio • Sloped Lot

OTHER

Above Average Condition • Electricity Connected • New Construction Condition • Propane • Public Water • Septic Tank Sewer • Water Connected

Listing courtesy of Property Executives Johnson City

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