

117 Pritchard Drive, Jonesborough, TN 37659

\$580,000 · MLS #10000444 · 3 bed / 2.5 bath · www.brphomes.com/mls/10000444



3

BEDS

2.5

BATHS

2,908

SQ FT

2008

YEAR BUILT

1.63

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 2008

Lot Acreage: 1.63

Above Grade Sq Ft: 2,908

Lot Dimensions: 390 x 226 IRR

City Taxes: \$0

County Taxes: \$2,245.66

Basement Sq Ft: 1,400

Garage Sq Ft: 728

Garage Spaces: 3

Elementary School: Jonesborough

Middle School: Jonesborough

High School: David Crockett

Description

Tucked away on 1.63 peaceful, private acres, this gorgeous custom Cape Cod offers the rare combination of timeless charm, beautiful surroundings, and wonderfully versatile living spaces. From the moment you turn onto the long private

driveway and wind your way through the mature trees and lush, park-like landscape, this home feels like a retreat from the everyday.

A classic covered rocking-chair front porch welcomes you inside, while serene views and established landscaping create a sense of privacy in every season. The heart of the home is the beautifully appointed gourmet kitchen featuring granite countertops and stainless steel appliances, with a formal dining room nearby for gathering with family and friends.

The inviting living room has plenty of natural light, but one of the home's true highlights is the impressive four-season sunroom. Surrounded by views of the property, this light-filled space is made for slow mornings with coffee, quiet afternoons with a good book, and relaxed evenings overlooking the peaceful grounds.

The main-level primary suite provides the comfort and convenience of one-level living, with hardwood floors, a spacious walk-in closet, and an ensuite bath featuring granite countertops and a walk-in shower. A large walk-in pantry, laundry room with laundry chute, and convenient half bath off the attached garage complete the main level.

Upstairs, you'll discover two additional bedrooms along with a connecting craft room or home office, a full bath, and a delightful library with built-in shelving-a cozy and character-filled space perfect for reading, working from home, or creating a quiet retreat of your own.

The full unfinished walk-out basement adds tremendous potential, with a drive-under garage and abundant space for a workshop, hobbies, storage, or future finished living areas. A radon mitigation system is already in place.

Outdoor living is just as inviting. The private fenced backyard features a covered screened porch, garden area, yard barn that could be an incredible space for pets, gardening, hobbies, an art studio, or the she-shed you've always wanted. In addition to the attached two-car garage and drive-under basement garage, the property offers a detached two-car carport-providing plenty of room for vehicles, equipment, and recreational toys.

2 years ago the roof, siding, front porch and windows were replaced. The siding is Composite Board and Batten insulated siding.

Best of all, this peaceful setting feels wonderfully tucked away while remaining convenient to both historic downtown Jonesborough and Johnson City. Whether you're relaxing by the fire, enjoying the sunroom, tending the garden, working on a project in the basement, or simply listening to the sounds of nature from the front porch, this is a home designed to be enjoyed.

Private, inviting, and full of character- this is more than a beautiful Cape Cod. It's a place that truly feels like home.

Features & Amenities

INTERIOR

Central Air • Central Heating • Ceramic Tile Flooring • Concrete Basement • Crawl Opening Attic • Dishwasher • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Entrance Foyer • Exterior Entry Basement • Full Basement • Garage Door Basement • Gas Range • Granite Counters • Hardwood Flooring • Heat Pump • Insulated Windows • Interior Entry Basement • Laundry • Microwave • Pantry • Primary Downstairs • Radon Mitigation System • Refrigerator • Smoke Detector(s) • Studio • Sunroom-Heated • Two-Level • Unfinished Basement • Walk-In Closet(s) • Walk-Out Access Basement • Washer Hookup • Window Treatment-Some

EXTERIOR

Asphalt • Asphalt Roof • Attached • Back Yard Fencing • Cape Cod • Carport • Concrete Driveway • Covered Porch/Patio • Driveway • Front Porch • Garage Door Opener • HardiPlank Type Exterior • Landscaping • Level Lot • Outbuilding • Rear Patio • RV Parking • Shingle Roof • Sidewalks • Sloped Lot • Storage

OTHER

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

Listing courtesy of The Addington Agency Bristol



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