

# 173 South Pickens Bridge Road, Johnson City, TN 37615

\$425,000 · MLS #10000971 · 3 bed / 2 bath · [www.brphomes.com/mls/10000971](http://www.brphomes.com/mls/10000971)



TVR MLS

**3**

BEDS

**2**

BATHS

**2,198**

SQ FT

**1959**

YEAR BUILT

**1.06**

ACRES

## Property Facts

**Property Type:** Residential

**Sub Type:** Single Family Residence

**Status:** Active

**Year Built:** 1959

**Lot Acreage:** 1.06

**Fireplaces:** 2

**Above Grade Sq Ft:** 1,806

**Lot Dimensions:** 100 X 215M IRR

**City Taxes:** \$0

**County Taxes:** \$1,494.97

**Basement Sq Ft:** 1,232

**Garage Sq Ft:** 837

**Garage Spaces:** 2

**Elementary School:** Boones Creek

**Middle School:** Boones Creek

**High School:** Daniel Boone

## Description

Classic Character. Exceptional Location. Endless Potential.

Offered for the first time ever, this one owner, owner built all brick ranch presents a rare opportunity in the heart of Boones Creek. Lovingly maintained by the same family for decades, this property combines solid construction, beautiful country surroundings, and incredible potential in one of the area's most desirable locations.

The home features 3 bedrooms, 2 bathrooms, a spacious kitchen, and a large living room with a beautiful masonry fireplace. The full basement offers a finished family room with a second fireplace, along with additional unfinished space for storage, a workshop, or future expansion. An enclosed attached carport provides a versatile sunroom or patio room, and laundry options are available on both levels.

Set across two adjoining lots totaling just over an acre, this property offers peaceful country views while remaining conveniently located near Johnson City, Kingsport, and the Tri-Cities.

An oversized detached two car brick garage, formerly used as a woodworking shop, offers excellent space for hobbies, equipment, storage, or a potential business workspace.

Surrounded by rolling hills, picturesque farmland, and peaceful country views, this property offers the best of both worlds: a private country setting just minutes from I 26, Boone Lake, shopping, restaurants, schools, Johnson City, Kingsport, and Tri Cities Airport.

Whether you're looking for a home to make your own, an investment or flip opportunity, additional land, or a property with room for a hobby farm, this one offers endless possibilities. With its desirable location, solid brick construction, detached garage, barn, and additional acreage, opportunities like this are rarely available in Boones Creek.

|                                                   |          |
|---------------------------------------------------|----------|
| Two parcels being combined together for the sale. |          |
| 021C                                              | A 008.00 |
| 021C                                              | A 009.00 |

Property is being sold AS IS.

## Features & Amenities

### INTERIOR

Basement Fireplace • Block Basement • Bonus Room • Carpet Flooring • Ceiling Fan(s) • Central Air • Concrete Basement • Convection Oven • Dryer • Drywall Walls • Electric Dryer Hookup • Electric Heating • Gas Log Fireplace • Hardwood Flooring • Heat Pump • Insulated Windows • Kitchen/Dining Combo • Laminate Counters • Living Room Fireplace • Masonry Fireplace • One-Level • Paneling Walls • Partially Finished Basement • Refrigerator • Sitting • Smoke Detector(s) • Storm Door(s) • Sunroom-Heated • Vinyl Flooring • Washer • Washer Hookup • Workshop

### EXTERIOR

Asphalt • Attached • Back Yard Fencing • Barn(s) • Block Foundation • Brick Exterior • Cleared Lot • Composition Roof • Covered Porch/Patio • Detached • Driveway • Front Porch • Garage(s) • Landscaping • Level Lot • Outbuilding • Porch • Ranch • Shed(s) • Shingle Roof • Storage

### OTHER

Average Condition • Electricity Connected • Public Water • Septic Tank Sewer • Water Connected

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Listing courtesy of Foundation Realty Group



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