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805 Hillrise Boulevard, Johnson City, TN 37601

$1,095,000 · MLS #10001601 · 4 bed / 3.5 bath · www.brphomes.com/mls/10001601



4	3.5	4,884	1952
BEDS	BATHS	SQ FT	YEAR BUILT

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1952
Above Grade Sq Ft: 4,884
Lot Dimensions: 198X196 irr
City Taxes: $4,055.20
County Taxes: $5,030.39
Basement Sq Ft: 0
Garage Sq Ft: 754
Garage Spaces: 2
Elementary School: North Side
Middle School: Indian Trail
High School: Science Hill

Description

HISTORIC HILLRISE BOULEVARD | THE GUMP | TIMELESS COLONIAL | ONE OF JOHNSON CITY'S MOST BELOVED NEIGHBORHOODS

Welcome to 805 Hillrise Boulevard. timeless Colonial that sits along one of Johnson City's most distinctive residential streets, in the heart of the neighborhood generations of locals have affectionately called The Gump.

Officially known as Hillrise Park, the neighborhood was initially platted in 1927 as the first landscaped residential subdivision in the Tri-Cities area. Before becoming a residential neighborhood, the land was associated with the original grounds of the Johnson City Country Club. Developer Harry D. Gump envisioned a thoughtfully planned residential community here, and nearly a century later, his name remains inseparable from the neighborhood.

Today, The Gump is loved for many of the same qualities that made it special from the beginning: gracious homes, mature trees, generous lawns, distinctive architecture and winding streets that feel wonderfully removed from the pace of the city--despite being remarkably close to everything.

And among those streets, Hillrise Boulevard is special. Lined with substantial homes representing generations of Johnson City architecture, Hillrise has a character that cannot simply be recreated in a new development. This is the kind of neighborhood where people walk beneath mature trees, neighbors know one another, and every home contributes something different to the streetscape.

The classic Colonial exterior gives way to a home filled with warmth, natural light and thoughtfully updated interiors. Carefully selected lighting throughout adds personality and sophistication, while the floor plan offers the generous gathering spaces that make older homes so appealing.

At the center of the home is a beautifully remodeled kitchen featuring quartz countertops, high-end appliances and an inviting layout designed equally well for everyday life and entertaining.

The main level offers an exceptional collection of living spaces, including a formal living room, dining room, large family room, private office, laundry room and a light-filled sunroom with exposed brick. Windows throughout bring the outdoors in and give the home an airy, welcoming quality.

Upstairs are four generously sized bedrooms, including a spacious primary suite with a beautifully appointed bath and dual closets. A large multipurpose landing creates another unexpected living space.

A meticulously landscaped yard with professional landscape lighting creates a private retreat beneath the mature surroundings. Multiple access points connect the home to a large brick patio, covered porch and expansive backyard, creating a natural extension of the home's entertaining spaces.

And tucked into the landscape is one of the property's most memorable surprises: a Swedish-style round sauna, offering a private year-round wellness retreat just steps from home.

An attached two-car garage with a separate workshop area and fully floored attic storage provides the practical space that is often difficult to find in homes of this character.

Nearly a century after Hillrise Park was first envisioned, this remains one of Johnson City's most recognizable and cherished residential settings--a neighborhood shaped by history, architecture, mature landscapes and generations of people who have called it home.

All while being conveniently located near downtown Johnson City, Johnson City Medical Center, Franklin Woods Community Hospital, the VA Medical Center, ETSU, shopping, dining and the outdoor recreation of Northeast Tennessee.

Buyer/Buyer's Agent to verify all information.

Features & Amenities

INTERIOR

Bonus Room • Built-In Electric Oven • Built-in Features • Carpet Flooring • Central Air • Central Heating • Ceramic Tile Flooring • Cooktop • Crawl Space Foundation • Custom Walls • Den Fireplace • Dishwasher • Disposal • Drywall Walls • Electric Dryer Hookup • Entrance Foyer • Hardwood Flooring • In Law Suite • Kitchen Island • Laundry • Living Room Fireplace • Microwave • Mud Room • Pantry • Playroom • Primary Bathroom • Primary Bedroom • Pull Down Stairs Attic • Refrigerator • Remodeled • Solid Surface Counters • Stone Counters • Sunroom-Heated • Two-Level • Utility Sink • Walk-In Closet(s) • Washer Hookup • Wet Bar • Workshop

EXTERIOR

Asphalt • Asphalt Roof • Brick Exterior • Colonial • Covered Porch/Patio • Front Porch • Level Lot • Rear Patio • Sauna • Shingle Roof

OTHER

Above Average Condition • Public Sewer • Public Water

Listing courtesy of Berkshire Hathaway Greg Cox Real Estate

SCAN TO VIEW ONLINE
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