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# 1703 Knoll Drive, Johnson City, TN 37604

**$250,000** · MLS #10003535 · 3 bed / 2 bath · www.brphomes.com/mls/10003535




| 3 | 2 | 1,550 | 1961 | 0.34 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 1961
**Lot Acreage:** 0.34
**Above Grade Sq Ft:** 1,025
**Lot Dimensions:** 85x180
**City Taxes:** $771.62
**County Taxes:** $957.17
**Basement Sq Ft:** 1,025
**Garage Sq Ft:** 0
**Garage Spaces:** 1
**Elementary School:** Woodland Elementary
**Middle School:** Indian Trail
**High School:** Science Hill

## Description

1703 Knoll Dr is a 3-bedroom, 2-bath brick ranch in the Skyline Heights neighborhood of Johnson City, with a view that stretches across the backyard to the distant ridgeline. Hardwood floors run through the main-level living room, dining area,

and bedrooms. The kitchen has granite countertops, wood cabinetry, stainless steel appliances, and tile flooring, with counter space on both sides and a window over the sink. Two windows bring natural light to the dining area just off the kitchen.

One full bath serves the 3 bedrooms on the main level. The lower-level den gives you a second place to unwind, with room for a TV setup or hobbies. A brick accent wall separates the den from a sunroom with windows along the backyard and French doors that open outside. The lower level also includes a full bath, laundry area, closet, and an attached one-car garage with shelving and workbench space. One might consider using this level for multi-generational living with the full bathroom, a walk-in closet, and the separate entrance, which is coveted in so many situations. The garage runs the length of the house, leaving plenty of room for a vehicle and additional storage. The deck has room for a table under cover and seating in the sun. Steps lead down to the backyard, where an open stretch of lawn gives you room for a garden or yard games. The shed does convey and provides additional storage for lawn equipment. And if you're looking for a home where it takes less than 10 minutes for you to get ALMOST anywhere in Johnson City, then this might be one to view. Drive times: 6 minutes to Johnson City Medical Center, Clean Eatz, Rebirth Wellness & Aesthetics, Sully's, Aubrey's, and Planet Fitness, 7 minutes to the VA or to The Johnson City Mall and Target on N Roan St, 8 minutes to ETSU or to I-26 at Exit 13, and 10 minutes to Downtown Johnson City. All information deemed reliable, but not guaranteed. Buyer/Buyer Agent to verify and perform due diligence.

## Features & Amenities

### INTERIOR

Carpet Flooring • Ceiling Fan(s) • Central Air • Ceramic Tile Flooring • Dishwasher • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Exterior Entry Basement • Granite Counters • Hardwood Flooring • Heat Pump • Interior Entry Basement • Kitchen/Dining Combo • Microwave • Partially Finished Basement • Range • Refrigerator • Walk-Out Access Basement • Washer Hookup

### EXTERIOR

Asphalt • Attached • Back Yard Fencing • Block Foundation • Brick Exterior • Deck • Driveway • Garage Door Opener • Landscaping • Level Lot • Mountain(s) View • Outbuilding • Ranch • Shed(s) • Shingle Roof • Sloped Lot • Storage • Vinyl Siding Exterior

### OTHER

Above Average Condition • Electricity Connected • Public Sewer • Public Water • Sewer Connected • Water Connected

Listing courtesy of KW Johnson City

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