FOUND ON WWW.BRPHOMES.COM

247 Cedar Point Road, Johnson City, TN 37601

$589,000 · MLS #10003636 · 5 bed / 4 bath · www.brphomes.com/mls/10003636



5	4	3,514	1967
BEDS	BATHS	SQ FT	YEAR BUILT

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1967
Fireplaces: 2
Above Grade Sq Ft: 2,566
Lot Dimensions: 2.3 acres

City Taxes: $1,271.67
County Taxes: $1,577.48
Basement Sq Ft: 1,188
Garage Sq Ft: 0
Elementary School: Lake Ridge
Middle School: Indian Trail
High School: Science Hill

Description

So many updates and so much space across the street from Boone Lake!! If you're looking for space and land to grow, this is it! Experience the perfect blend of comfort, space, and lake living in this beautifully renovated 4-bedroom, 3 1/2-bath home ideally located just across from Boone Lake. Enjoy the convenience of being within walking distance to the

marina, making it easy to embrace everything lake life has to offer.
This thoughtfully updated home features an open-concept kitchen and dining area, creating a bright and inviting space perfect for gathering and entertaining. The spacious living room is filled with natural light from an abundance of windows, while the newly added primary en suite offers a private retreat with modern touches. A finished walkout basement provides additional living space and a versatile bonus area currently used as a bedroom.
Major updates bring peace of mind, including all new plumbing (inside and out to the road), new appliances, a new hot water heater, and a washer and dryer that convey. Updated electric throughout the house, and new HVAC!
Step outside and you'll find a property designed for both relaxation and functionality. The fully equipped outdoor kitchen--with a new stove, ample seating, and open-air dining--creates the ultimate entertaining space. Enjoy evenings by the fire pit, unwind by the pond and water feature, or explore the beautifully maintained grounds featuring a 40x45 netted garden, chicken coop, and established asparagus, walnut, maple, and pawpaw trees.
A separate studio guest house adds incredible flexibility and potential for guests, rental income, or a private workspace. With a double driveway, abundant parking, and plenty of storage, this property is as practical as it is charming. Set on acreage with room to expand, whether you envision adding a pool or simply enjoying the peaceful surroundings, this property offers endless possibilities--all just steps from the lake.

Features & Amenities

INTERIOR

2nd Kitchen • Apartment • Bonus Room • Built-In Electric Oven • Built-in Features • Ceramic Tile Flooring • Cooktop • Den Fireplace • Dishwasher • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Finished Basement • Fireplace Heating • Gas Log Fireplace • Great Room Fireplace • Hardwood Flooring • Heat Pump • Kitchen Island • Laundry • Microwave • One-Level • Primary Bathroom • Primary Bedroom • Primary Downstairs • Propane Heating • Smoke Detector(s) • Solid Surface Counters • Stone Fireplace • Tile Flooring • Walk-Out Access Basement • Washer Hookup

EXTERIOR

Asphalt • Block Foundation • Brick Exterior • Carport • Cleared Lot • Detached • Front Porch • Garage Door Opener • Garden • Guest House • Level Lot • Outbuilding • Outdoor Kitchen • Poultry Coop • Ranch • RV Parking • Shingle Roof • Side Porch • Sloped Lot • Storage • Vinyl Siding Exterior

OTHER

Above Average Condition • Public Sewer • Public Water

Listing courtesy of Greater Impact Realty Erwin

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10003636