TAYLOR HERITAGE
HOMES

A Guide to The Ridges Community

JONESBOROUGH / JOHNSON CITY, TENNESSEE

Mountain views. Championship golf. Tennessee living at its finest. Perfectly situated in the Tri-Cities Area

real

CERTIFIED LUXURY HOME MARKETING SPECIALIST
CLHMS
GUILD

Welcome to The Ridges, Jonesborough's Premier Community

Discover the Community

The Ridges is a premier master-planned community of more than 550 acres set in the rolling countryside of Jonesborough, Tennessee's oldest town, with easy access to Johnson City's shopping, dining, and healthcare just minutes away. Homeowners enjoy a genuine variety of living, from low-maintenance patio and garden homes to grand single-family estates on the fairway, spread across four distinct sections, each with its own character.

At the heart of the community is the private Blackthorn Club, anchored by an Arthur Hills-designed championship golf course along with tennis and pickleball courts, a resort-style pool, a fitness center, and clubhouse dining. Established since the late 1990s, The Ridges has grown into a setting of mature trees, settled landscaping, and quiet, sidewalk-lined streets, all zoned for the highly sought-after Johnson City School District.

Fiber-fast internet, for work, play, or everything in between

556+ acres of master-planned Tennessee living

Johnson City Schools, sought-after education

Championship golf, anchored by the private Blackthorn Club

Minutes from Johnson City and Kingsport, with a Jonesborough address

www.TaylorHeritageHomes.com

TAYLOR HERITAGE HOMES

CERTIFIED LUXURY HOME MARKETING SPECIALIST® CLHMS GUILD

real

The Blackthorn Club: Golf, Clubhouse & Amenities

Discover the Opportunities

At the heart of The Ridges is the Blackthorn Club, a private club built around an 18-hole, par-72 championship golf course designed by acclaimed architect Arthur Hills. It's just as much a social hub as it is a golf course. Beyond golf, members enjoy tennis and pickleball courts, a heated pool, and full-service dining led by an executive chef, all set against the same mountain views that define the community. Club membership is available, not required, so you can call The Ridges home whether golf is part of your daily life or simply part of the gorgeous view.

View Membership Information

18-hole championship course, designed by Arthur Hills, past host to the Bank of Tennessee Intercollegiate

Tennis courts, four outdoor courts plus a 16,800 sq. ft. indoor tennis and fitness facility

Pickleball courts, three dedicated outdoor courts

Heated pool, with a separate pool for kids

Membership optional, separate from HOA dues

www.TaylorHeritageHomes.com

TAYLOR HERITAGE HOMES

CERTIFIED LUXURY HOME MARKETING SPECIALIST CLHMS GUILD

real

The Ridges HOA: Structure & Information

Discover the Structure

The Ridges operates under one master Property Owners' Association, responsible for managing and maintaining the community's common areas and enforcing its governing covenants. Within that structure sit four individual sections, Ridges Garden Homes, Ridges on the 11th, Ridges Overlook, and Quail Creek at The Ridges, each with its own additional covenants and bylaws, and typially with their own additional dues to cover the costs of maintaining their own common areas. Questions about dues or a specific section? Reach out to Taylor Heritage Homes.

View HOA Guides, CC&Rs, & HOA Website

Quail Creek | **Ridges on the 11th** | **Ridges Overlook** | **Master POA**

Master POA, manages common areas and enforces community covenants

Four sections, each with its own covenants, bylaws, and additional dues

Golf club separate, not included in HOA dues

HOA Dues adjust yearly. Contact us for current costs

www.TaylorHeritageHomes.com

TAYLOR HERITAGE HOMES

CERTIFIED LUXURY HOME MARKETING SPECIALIST CLHMS GUILD

real

The Ridges Schools: Zoned for Johnson City Schools

Discover the Schools

The Ridges is zoned entirely for Johnson City Schools, one of the region's most sought-after districts. Students will attend Woodland Elementary, Liberty Bell Middle School, and Science Hill High School, all highly rated by GreatSchools. Woodland stands out with a 9 out of 10 rating, and Liberty Bell offers a Gifted & Talented program. Science Hill has earned recognition for its college-readiness outcomes. The school district also offers bus transportation and excellent sports programs.

View Johnson City Schools

Woodland Elementary, GreatSchools rating 9/10

Liberty Bell Middle School, GreatSchools rating 8/10

Science Hill High School, GreatSchools rating 8/10

Gifted & Talented program, available starting at Liberty Bell Middle School

www.TaylorHeritageHomes.com

TAYLOR HERITAGE HOMES

Johnson City: The Region's Hub

Discover the Convenience

Johnson City is the largest city in the Tri-Cities region, home to more than 71,000 residents and the area's healthcare and education hub. Ballad Health is headquartered here, anchoring a medical corridor that includes a Level I trauma center at Johnson City Medical Center and the James H. Quillen VA Medical Center at Mountain Home, ranked among the top 4 VA hospitals nationwide for veteran satisfaction and the only Tennessee hospital with a 5-star CMS quality rating two years running. East Tennessee State University adds nearly 16,000 students and genuine college-town energy just minutes away.

Downtown Johnson City has been revitalized, with 275+ independently owned shops and restaurants, breweries and live music venues, and green space like Founders Park and King Commons woven throughout. The Tweetsie Trail connects downtown to the surrounding area for walking and biking, and Buffalo Mountain Park offers hiking and scenic overlooks within city limits. It is the everyday convenience, and the occasional night out, that makes life at The Ridges effortless.

View Johnson City, Tennessee

JOHNSON CITY
TENNESSEE

Things to See & Do:

Downtown Johnson City, 275+ shops, restaurants, and breweries in a walkable historic core. Founders Park & King Commons, creekside greenway and open lawns for outdoor gathering. Tweetsie Trail, a walking and biking trail connecting downtown to the surrounding area. Buffalo Mountain Park, hiking trails and scenic overlooks within city limits. Ballad Health & East Tennessee State University, the region's healthcare and education anchors.

www.TaylorHeritageHomes.com

TAYLOR HERITAGE HOMES

CERTIFIED LUXURY HOME MARKETING SPECIALIST CLHMS GUILD

real

Jonesborough: Tennessee's Oldest Town

Discover the History

Jonesborough is Tennessee's oldest town, chartered in 1779 and named for North Carolina legislator Willie Jones. More than two centuries later, its walkable historic downtown still carries that history: Federal and Greek Revival architecture along Main Street, the Chester Inn built in 1797, and the Christopher Taylor House, the town's oldest surviving structure. The entire downtown has sat on the National Register of Historic Places since 1969.

Every October, the International Storytelling Center draws visitors from around the world for the National Storytelling Festival, a tradition running since 1973 that the Los Angeles Times once described as what New Orleans is to jazz. The Center, a Smithsonian Affiliate, keeps the tradition alive year round with its Storytelling Live! concert series, alongside the boutique shops, local restaurants, and working art studios of the McKinney Center that line Main Street. All of it sits just minutes from The Ridges, small town charm with a genuinely national reputation.

View Jonesborough, Tennessee

HISTORIC Jonesborough TENNESSEE · 1779 Storytelling Capital of the World™

Things to See & Do:

International Storytelling Center, home of the National Storytelling Festival each October and the year-round Storytelling Live! series. Chester Inn Museum, a 1797 landmark in the heart of downtown. McKinney Center, working art studios, classes, and gallery space. Christopher Taylor House, the town's oldest surviving structure. Main Street shopping and dining, boutiques and local restaurants throughout the historic district.

www.TaylorHeritageHomes.com

TAYLOR HERITAGE HOMES

CERTIFIED LUXURY HOME MARKETING SPECIALIST CLHMS GUILD

real

Frequently Asked Questions About The Ridges

Discover the Answers

- **What school district serves The Ridges?** Johnson City Schools, Woodland Elementary, Liberty Bell Middle School, and Science Hill High School, confirmed address by address through the city's GIS system.

- **Do you have to join The Blackthorn Club to live in The Ridges?** You do not. The club is a separate, private membership. You can own a home in The Ridges and never join, though the club offers far more than golf, tennis and pickleball courts, a pool, a fitness center, and dining, so if any of that appeals to you, it's worth considering.

- **Are all sections of The Ridges under one HOA?** There's a master Property Owners' Association, but four individual sections each carry their own additional covenants and bylaws on top of it.

- **Is The Ridges the same community as Highland Ridge?** No. The Ridges and Highland Ridge are two separate communities, each with its own HOA, history, and fees. They sit just across from one another off Boones Creek Rd and both fall within Johnson City's municipal limits, close enough in name and location to cause real confusion when searching online.

- **Why does The Ridges have a Jonesborough address if it's part of Johnson City?** The Ridges was annexed into Johnson City, which is why the community carries Johnson City Schools zoning and municipal services, even though the Post Office and mailing address read Jonesborough. It simply reflects municipal boundaries and gives residents the best of both worlds, Johnson City Schools and amenities with a historic Jonesborough address.

*Data verified via the Institute for Luxury Home Marketing Agent Directory (luxuryhomemarketing.com) as of September 2026. Member status and regional designations are subject to change.

www.TaylorHeritageHomes.com

TAYLOR HERITAGE HOMES

CERTIFIED LUXURY HOME MARKETING SPECIALIST® CLHMS GUILD

real

What to Know Before You Call The Ridges Home

Discover the Difference

- The Ridges spans more than one kind of home, and more than one kind of lifestyle. Low-maintenance patio, garden, and cluster homes suit an easier, lock-and-leave pace, while custom estates on the fairway are built for full-scale entertaining and golf-course living. Getting clear on which one actually fits you makes every showing count.

- It feels tucked away, but it isn't remote. Downtown Johnson City's hospitals, ETSU, and shopping are minutes out, and historic Jonesborough's Main Street is even closer, quiet, private living without giving up convenience.

- Changes to your home go through architectural review. The Ridges maintains an architectural control process for exterior changes and new construction, so if you're planning to build or renovate, it's worth understanding that timeline before you buy, not after.

- October brings the world to your doorstep. The National Storytelling Festival draws visitors from around the globe to nearby Jonesborough every October, a reminder that quiet, private living here doesn't mean cut off from the region's bigger moments.

- The Ridges has come into its own. Established since the late 1990s, its mature trees, settled landscaping, and quiet, sidewalk-lined streets carry a sense of permanence that only decades can create, character no newer development can replicate.

- Internet needs do not slow down here. The Ridges is a confirmed BrightRidge fiber community, so a home runs on true gigabit-capable internet in every section, no compromise for owners that cannot have a slow connection.

www.TaylorHeritageHomes.com

TAYLOR HERITAGE HOMES

CERTIFIED LUXURY HOME CLHMS GUILD MARKETING SPECIALIST

real

Local Favorites Near The Ridges

Discover the Neighborhood

Life at The Ridges puts you close to some of the region's best, walkable Jonesborough charm on one side, downtown Johnson City energy on the other, and just beyond, the outdoors: Warriors' Path State Park on Boone Lake, the Watauga River, and miles of walking and biking trails like the Tweetsie Trail. A few Taylor Heritage Homes favorites to get you started.



Coffee, The Corner Cup on Jonesborough's Main Street, or Open Doors Coffeehouse in Johnson City, voted the area's favorite four years running



Breakfast, Olde Towne Pancake House in Jonesborough, or Maple Street Biscuit Company and Wheeler's Bagels in Johnson City



Fun, storytelling and antiquing on Jonesborough's Main Street, live music and breweries downtown, family fun at Tiebreakers with bowling, arcade games, and laser tag, or a round at The Blackthorn Club right at home



Dinner, Jackson’s Prime for an exceptional steakhouse dinner, The Opossum's Tale for an authentic British public house in Jonesborough, Cafe Lola for an elevated night out, or Freiberg's for German fine dining



Outdoor Fun, Warriors' Path State Park on Boone Lake for boating and trails, or the Watauga River for kayaking and tubing, both just a short drive away



Shopping, boutique shops on Jonesborough's Main Street, or 275+ independently owned retailers in downtown Johnson City, as well as The Mall at Johnson City

www.TaylorHeritageHomes.com

TAYLOR HERITAGE HOMES

CERTIFIED LUXURY HOME MARKETING SPECIALIST CLHMS GUILD

real

The Taylor Heritage Homes Advantage

Discover the Expertise Advantage

The Ridges deserves representation that matches it, real, documented luxury expertise paired with a genuinely modern approach to how homes are marketed and discovered. Jennifer Sandvos and Jen Brown bring that same expertise to buyers and sellers throughout The Ridges, backed by more than 40 years of combined experience across real estate, corporate strategy, and technology. Both also carry real estate in their blood, each following in the footsteps of a mother whose own career was built in the Real Estate industry.

Jennifer is the only locally living Million Dollar Guild member of the Institute for Luxury Home Marketing serving this area, a credential reserved for agents with proven, documented experience in the luxury market. GUILD recognition requires first earning the Institute's Certified Luxury Home Marketing Specialist designation, then proving it by closing luxury-priced homes. In plain terms, it's the difference between an agent who occasionally handles an expensive listing and one who is actively trained and proven in how luxury property is priced, marketed, and valued, whether you're preparing to list a home or searching for the right one.

Jen brings 18 years of corporate financial and operational experience alongside deep expertise in artificial intelligence and technology, built since 2008 and put to work sharpening how Taylor Heritage Homes markets, communicates, and serves clients here and beyond. Buying or selling in The Ridges means partnering with a team built for exactly this kind of property, deep local knowledge, modern marketing reach, and guidance that makes every step, from first meeting to closing and beyond, feel informed and effortless.

What that means for you:

- **Two lead agents,** more than 40 years combined experience in real estate, corporate strategy, and technology
- **Million Dollar Guild credential,** documented luxury expertise through the Institute for Luxury Home Marketing
- **AI- and SEO-driven marketing** across 120+ platforms, plus exclusive ILHM media partnerships (Mansion Global, Unique Homes, JamesEdition)
- **Dual-market licensing and a Certified Relocation Expert designation,** serving local moves and out-of-area relocations alike

www.TaylorHeritageHomes.com

TAYLOR HERITAGE HOMES

CERTIFIED LUXURY HOME MARKETING SPECIALIST® CLHMS GUILD

real

TAYLOR HERITAGE HOMES

real

The Ridges Guide



Jennifer Sandvos

Realtor / Affiliate Broker

CELL **916.532.5896**

Jennifer@TaylorHeritageHomes.com



Jennifer Brown

Realtor / Affiliate Broker

CELL **812.725.3577**

JenBrown@TaylorHeritageHomes.com

TAYLOR HERITAGE HOMES TEAM **423.218.2110**

www.TaylorHeritageHomes.com

Real Broker OFFICE 844.591.7325

Information & Copyright Notice

This guide is provided for educational and informational purposes only and is intended for the personal use of prospective homebuyers working with Taylor Heritage Homes. Information contained herein has been compiled from publicly available resources and third-party platforms, including the official websites of the Blackthorn Club, The Ridges Homeowners Association, the Town of Jonesborough, and the City of Johnson City. All details, including HOA rules, community amenities, municipal zoning, and school boundaries, are subject to change without notice and should be independently verified during due diligence. This guide may not be copied, reproduced, or redistributed, in whole or in part, without prior written permission.

© 2026 Taylor Heritage Homes. All rights reserved.