182 St Johns Way, Chilhowie, VA 24319

$579,900 · MLS #9985988 · 3 bed / 2.5 bath · www.brphomes.com/mls/9985988



3	2.5	2,414	2024	0.7
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2024
Lot Acreage: 0.7
Fireplaces: 1
Above Grade Sq Ft: 2,414
Lot Dimensions: 0.7

City Taxes: $0
County Taxes: $2,155.86
Basement Sq Ft: 2,414
Garage Sq Ft: 761
Garage Spaces: 2
Elementary School: Chilhowie
Middle School: Chilhowie
High School: Chilhowie

Description

OPEN HOUSE, SUNDAY, NOVEMBER 15th FROM 2-4! PRICED BELOW AN AUGUST 2026 APPRAISAL AND THE COST TO BUILD! This custom 2024 single-level home is better-than new and delivers the perfect blend of comfort,

craftsmanship, and serenity.

Tucked within St. John's Crossing--an enclave of quality homes surrounded by the natural beauty of Southwest Virginia--you'll enjoy peaceful surroundings with the convenience of quick access to I-81, placing Abingdon, Marion, Wytheville, Emory, and Bristol all within easy reach.

From the moment you step inside, the home unfolds with a bright, open layout designed for both everyday ease and entertaining. The spacious great room features 9' ceilings, a cozy fireplace, and a dramatic 10' sliding door that draws in natural light and frames the surrounding views. The kitchen serves as a true centerpiece--elevated yet functional--with custom cabinetry, quartz countertops, a statement range hood, designer backsplash, and quality appliances including a gas range and Bosch dishwasher.

The primary suite offers a private retreat with space for a king bed, a spa-inspired bath with dual vanities and a large tiled shower, and a generous walk-in closet. Two additional bedrooms provide flexibility for guests or family, while a dedicated office or flex room easily adapts to your lifestyle.

Practical details enhance daily living, including a well-placed laundry room, pantry storage, half bath, and an oversized attached garage--all designed with convenience in mind. The full unfinished basement offers room to grow, whether you envision additional living space, recreation, or storage.

Built with longevity and efficiency at the forefront, this home includes LP Smart Siding, Andersen windows, composite decking, spray foam insulation, a Bosch heat pump with gas backup, and a whole-home Generac generator. The quality construction and mechanical upgrades ensure affordable utility bills year round!

Outdoor living is just as compelling--enjoy quiet mornings or evening gatherings on the covered porch overlooking the mountain views.

Located near some of the region's most treasured outdoor destinations--including the Appalachian Trail, Virginia Creeper Trail, Hungry Mother State Park, and Grayson Highlands--this home offers not just a place to live, but a lifestyle to love.

Move-in ready and without the wait of new construction--this is Southwest Virginia living at its finest!

Features & Amenities

INTERIOR

Block Basement • Dishwasher • Disposal • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • ENERGY STAR Qualified Doors • Gas Range • Generator • Heat Pump • Kitchen Island • Laundry • Luxury Vinyl Flooring • Microwave • Open Floorplan • Pantry • Partial Floor Attic • Primary Bathroom • Primary Bedroom • Primary Downstairs • Propane Heating • Refrigerator • Soaking Tub • Tile Flooring • Two-Level • Unfinished Basement • Walk-Out Access Basement • Washer Hookup

EXTERIOR

Asphalt • Attached • Block Foundation • Composition Roof • Contemporary • Covered Porch/Patio • Driveway • Garage Door Opener • HardiPlank Type Exterior • Landscaping • Mountain(s) View • Ranch • Rolling Slope Lot • Traditional

OTHER

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

Listing courtesy of Holston Realty, Inc.

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9985988