

308 Pearl Avenue, Big Stone Gap, VA 24219

\$699,000 · MLS #9986615 · 5 bed / 3.5 bath · www.brphomes.com/mls/9986615



5
BEDS

3.5
BATHS

4,700
SQ FT

1908
YEAR BUILT

0.6
ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1908

Lot Acreage: 0.6

Above Grade Sq Ft: 3,800

Lot Dimensions: 0.6 acres

City Taxes: \$1,959.76

County Taxes: \$3,073.26

Basement Sq Ft: 1,400

Garage Sq Ft: 1,200

Garage Spaces: 5

Elementary School: Powell Valley

Middle School: Powell Valley

High School: Union

Description

308 Pearl Ave E, Big Stone Gap, VA | A Historic Multi-Structure Estate

Discover unparalleled versatility and historic grandeur in the heart of downtown Big Stone Gap. Anchored by a majestic, century-old legacy poplar tree, this exceptional multi-structure estate features three distinct buildings across a beautifully manicured property. Fully modernized while preserving its turn-of-the-century character, this property offers five total

garage bays, a private guest apartment, and an expansive workshop--making it an absolute dream for collectors, hobbyists, or multi-generational families. The property is adjacent to the and only a 2-1/2 minute casual walk to restaurants and historic downtown Big Stone Gap.

1. The Stately Main House
Built prior to 1908 and completely renovated from the studs up, the main residence seamlessly blends historic architectural character with sophisticated modern luxuries.
* Living Space: Over 2,700 sq. ft. of gracious primary living area, featuring 4 spacious bedrooms and 2.5 updated baths.
* Total Conditioned Envelope: Approximately 4,500 sq. ft., which includes a 1,300 sq. ft. fully conditioned walk-up attic and a 500 sq. ft. conditioned basement.
* Accessibility: Thoughtfully designed for aging-in-place or universal access, featuring an elevator serving both the interior and exterior, along with a wheelchair-friendly layout.
* Premium Finishes: Custom cabinetry, extensive rebuilt historic woodwork, a central vacuum system, a heated primary bathroom floor, and freshly updated fixtures throughout.
* Infrastructure & Efficiency: Insulated exterior walls, durable lifetime metal roofing, Pella windows, entirely replaced electrical and plumbing systems, and a whole-house network and coax cabling backbone.
* Utilities: The house has a 200 amp breaker panel and all control wiring to a central point in the basement. Downstairs has a Trane heat pump, upstairs has a new heat pump equipped with a premium Trane CleanEffects™ electronic air filtration system. Gas is provided by a 125 gallon propane tank. The entire property was repainted in 2023.

2. The Carriage House: Apartment, Shop & Primary Garage
A separate, hyper-versatile secondary building offers incredible potential for rental income, a private guest house, or a premium home business.
* Guest Apartment (900 sq. ft.): Beautifully renovated upper-level flat featuring rich hardwood floors, 1 bedroom, 1 full bath, an open-concept living/dining area, and a functional kitchenette.
* The Workshop (900 sq. ft.): A tradesman or hobbyist's haven equipped with custom wood shelving, a utility sink, a dedicated internal garage bay, shared heating, and an integrated central vacuum loop.
* Main 2-Car Garage: Connected directly to the shop, fully conditioned via the shared heat pump, and outfitted with extensive storage shelving. This is also served by the central vacuum system and a separate propane heater, should additional heat be desired.

3. The Lower 2-Car Garage & Storage Building
Completing the estate's substantial vehicle accommodations is a third detached structure. It features a full two-car lower garage, an adjacent storage room, and a massive full-height attic overhead--perfect for long-term storage or future studio expansion.

Live seamlessly at the intersection of comfort, history, and flexibility. Contact us today to schedule your private tour of this one-of-a-kind downtown estate.

Note: This offering represents a newly configured, smaller parcel footprint of the historic estate. Lots will be freshly resurveyed, platted, and recorded prior to closing. All information is deemed reliable but not guaranteed; buyers and buyers' agents to verify all details.

Features & Amenities

INTERIOR

2nd Kitchen • Apartment • Bonus Room • Carpet Flooring • Ceiling Fan(s) • Central Vacuum • Concrete Basement • Cooktop • Dishwasher • Double Oven • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Elevator • Entrance Foyer • Finished Attic • Fireplace Heating • Floored Attic • Gas Log Fireplace • Handicap Modified • Hardwood Flooring

• Heat Pump • Heated Basement • In Law Suite • Insulated Windows • Living Room Fireplace • Microwave • Mud Room • Plaster Walls • Primary Bathroom • Primary Bedroom • Propane Heating • Recreation Room • Refrigerator • Remodeled • Restored • Storage Attic • Three Or More-Level • Tile Flooring • Utility Room • Utility Sink • Walk Up Attic • Walk-Out Access Basement • Washer Hookup • Workshop • Workshop Basement

EXTERIOR

Attached • Carport • Covered Porch/Patio • Detached • Driveway • Front Porch • Garage Door Opener • Guest House • Historic • Level Lot • Metal Roof • Mountain(s) View • Outbuilding • Parking Pad • Porch • Second Garage • Second Residence • Storage • Wood Siding Exterior

OTHER

Above Average Condition • Public Sewer • Public Water

Listing courtesy of KW Johnson City



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9986615