308 Pearl Avenue, Big Stone Gap, VA 24219

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



5	3.5	4,700	1908	0.6
BEDS	BATHS	SQ FT	YEAR BUILT	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

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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.

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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.

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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.

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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.

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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.

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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