31142 Princeton Avenue, Meadowview, VA 24361

$499,000 · MLS #9993753 · 5 bed / 4 bath · www.brphomes.com/mls/9993753



5	4	4,015	1962	0.9
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1962
Lot Acreage: 0.9
Fireplaces: 2
Above Grade Sq Ft: 2,528
Lot Dimensions: 0.90 Acres

City Taxes: $0
County Taxes: $1,657.65
Basement Sq Ft: 1,487
Garage Sq Ft: 366
Garage Spaces: 2
Elementary School: Meadowview
Middle School: Glade Spring
High School: Patrick Henry

Description

This fully reimagined farmhouse-style home, in historic Emory, Virginia, has been taken down to its essence and rebuilt with a level of care and craftsmanship rarely seen. Set on nearly one acre, the property blends modern luxury with

thoughtfully integrated historic character.

From the moment you arrive, the new metal roof, fresh porches, updated gutters, and refined landscaping establish a clean, confident presence. A custom Roman stone outdoor fireplace and fully appointed outdoor kitchen with Weber grill create a natural extension of the home's living space.

Inside, the home opens into a bright, flowing floor plan with a main-level primary suite. New oak flooring runs throughout the first and second levels, while the third level retains its original, beautifully refinished oak floors; a quiet nod to the home's past.

The main kitchen is a true centerpiece, featuring custom cherry cabinetry, a 48-inch double gas oven with eight burners, a built-in electric oven, 60-inch Forno refrigerator/freezer, wine cooler, ice maker, water purification system with instant boiling and chilled water, and a copper embossed farmhouse sink. A second full kitchen in the lower level mirrors the same level of quality and intention.

Upstairs, the half story offers two bedrooms and a full bath, while the fully finished lower level expands the home into a complete secondary living space; ideal for guests or multi-generational living. Throughout the home, every system has been addressed: new plumbing, wiring, water lines, heat pumps, garage doors, and interior and exterior doors. A custom Sapele wood front door with turn-of-the-century stained glass from London sets the tone, echoed by stained glass details in each dormer.

Entertainment is seamlessly integrated, with Dolby Digital surround sound on the main level and a 7.2 system in the lower level, both paired with ultra high-definition screens. Two gas fireplaces anchor the living spaces above and below.

With five bedrooms, four baths, and a new privacy fence along the right boundary, this property offers both space and seclusion.

What has been created here is not simply a renovation, but a careful blending of old and new; a home that respects its roots while delivering a level of finish and livability that is entirely modern.

Features & Amenities

INTERIOR

2nd Kitchen • Basement Fireplace • Block Basement • Built-In Electric Oven • Ceramic Tile Flooring • Concrete Basement • Dishwasher • Dryer • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Gas Log Fireplace • Gas Range • Hardwood Flooring • Heat Pump • Insulated Windows • Laundry • Living Room Fireplace • Natural Gas Heating • One and One Half-Level • Playroom • Primary Downstairs • Recreation Room Fireplace • Refrigerator • Soaking Tub • Walk-In Closet(s) • Walk-Out Access Basement • Washer • Washer Hookup

EXTERIOR

Asphalt • Back Yard Fencing • Block Foundation • Brick Exterior • Cleared Lot • Driveway • Farm House • Front Porch • Landscaping • Level Lot • Metal Roof • Outdoor Grill • Ranch • Rear Porch • Rolling Slope Lot • Traditional

OTHER

Above Average Condition • Public Sewer • Public Water • Sewer Connected • Water Connected

Listing courtesy of Wallace

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9993753