31232 Hollyfield Road, Damascus, VA 24236

$445,000 · MLS #9994223 · 3 bed / 3 bath · www.brphomes.com/mls/9994223



3	3	1,929	1940	2.97
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1940
Lot Acreage: 2.97
Fireplaces: 1
Above Grade Sq Ft: 1,929
Lot Dimensions: see acreage

City Taxes: $0
County Taxes: $721.80
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Rhea Valley
Middle School: Damascus
High School: Holston

Description

This beautifully restored historic stone home sits on 3 peaceful acres just 2 miles from downtown Damascus and 9 miles from Abingdon. Enjoy the perfect blend of privacy and convenience in a quiet neighborhood with scenic surroundings.

Inside, you'll find original hardwood floors, three stone fireplaces with gas logs, and a fully renovated open-concept kitchen featuring granite countertops, pot filler, stainless steel appliances, and

farmhouse sink. A Schlage keyless entry opens to a cozy patio with covered pergola, grill, and outdoor dining space--ideal for relaxing or entertaining.

The spacious living room connects to a large covered porch. The home offers 3-4 bedrooms (including a private ground-level entry room), three updated bathrooms, and basement plumbing ready for a fourth. The partially finished basement includes a laundry room, bar area, wine/canning room, and a mechanical room with a large safe.

Upgrades include Lutron lighting, PEX plumbing, a dual heating system (gas/electric HVAC and an exterior wood stove), dual water heaters, two freezers, and a Generac backup generator. Most windows are updated, with select originals preserved for character.

Outdoor Highlights:
Semi-paved circular driveway with rear access 24-ft above-ground pool (plumbed for power and heat) Mature Orchard, large garden, 6x8 greenhouse, and water feature
Firepit, 2-story outbuilding, workshop with loft and freezer. Barn with pasture, chicken coop, and underground utilities (ready for hookup) Children's play area with playhouse and playground Security system with cameras and high-speed Point Broadband Internet. With frontage on three roads, no nearby development, and no storm damage history, this home offers long-term peace of mind. A rare combination of historic charm, thoughtful updates, and stunning
outdoor space--schedule your private tour today!

*Please ensure all lights are turned off after showing.

IT IS THE SOLE RESPONSIBILITY OF BUYER AND BUYER AGENT TO VERIFY ALL INFORMATION CONTAINED HEREIN

Features & Amenities

INTERIOR

Block Basement • Ceramic Tile Flooring • Dishwasher • Disposal • Drywall Walls • Electric Dryer Hookup • Hardwood Flooring • Heat Pump • Insulated Windows • One and One Half-Level • Range • Refrigerator • Smoke Detector(s) • Stone Fireplace • Unfinished Basement • Washer Hookup

EXTERIOR

Above Ground • Barn(s) • Block Foundation • Cottage • Level Lot • Metal Roof • Outbuilding • Patio • Porch • Shed(s) • Stone Exterior • Vinyl Siding Exterior

OTHER

Average Condition • Cable Available • Public Water • Septic Tank Sewer

Listing courtesy of LPT Realty - Griffin Home Group

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9994223