

24327 North Fork River Road, Abingdon, VA 24210

\$999,900 · MLS #9994113 · 4 bed / 3.5 bath · www.brphomes.com/mls/9994113



TVR MLS

4

BEDS

3.5

BATHS

2,914

SQ FT

2008

YEAR BUILT

33.1

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 2008

Lot Acreage: 33.1

Fireplaces: 2

Above Grade Sq Ft: 2,914

Lot Dimensions: 33.1 +/- Acres

City Taxes: \$0

County Taxes: \$1,802.99

Basement Sq Ft: 44

Garage Sq Ft: 800

Garage Spaces: 4

Elementary School: Greendale

Middle School: E. B. Stanley

High School: Abingdon

Description

1st time on the market, this impressive home gives you year-round tranquility, wrapped in beautiful mountain views & complimented with 993' of river frontage & an abundance of wildlife. Imagine floating down its currents, fishing from its banks or simply meditating while listening to the calming flow of water from your private balcony. The exterior of the home features multi-level, wraparound decks (one with a hot tub) from which to view the river & beautiful mountain ranges. In addition, an oversized (drive through) garage & circular drive, along with the concrete driveway (with drainage ports), & 14 x 14 outbuilding which houses 2 potting stations (with granite counter tops) lend to the overall essence of endurance, which surrounds the property. The tasteful & welcoming interior showcases 4 large bedrooms & 3.5 baths; two gas fireplaces with stone surround; hardwood, marble, black granite & ceramic tile flooring; designer lighting fixtures (the chandelier in the staircase was featured in Architectural Digest); lunette transom windows; cast-iron fire back wall features, as well as other subtle design-focused elements. The kitchen is a chef's dream with closet & slide-out pantries, stainless steel appliances (including a Heartland gas range with electric oven), custom-built "Rustic Alderwood" kitchen cabinetry, granite counter tops & an island for food prep. The primary suite is a sanctuary unto itself with glass, double entrance doors (etched with design for privacy), vaulted ceiling, a gas fireplace, Fandelier, crown molding with remote-controlled lighting & beautiful views of the river & mountains from both the interior & balcony. And the primary bath with "Maple Wood" cabinets/tub surround-from Abingdon Mill, jetted tub, separate (spacious) walk-in shower & double sink vanity is its own haven. In addition, a studio guest suite with kitchenette, separate entrance to back deck, & full bath with walk-in shower & closet is convenient for guests, family members or rental income. There's also a sitting area (with views of the river) at the top of the stairs-a perfect spot for Sunday afternoon reading. Whether you're an off-gridder, homesteader or just an outdoor enthusiast, the 260' spring-fed well, 20kw Generac generator, 500 gallon propane tank & 31 acres of forest are your ticket to a sustainable lifestyle. Within 30 minutes of Bristol Hard Rock Casino, Bristol Motor Speedway, historic Abingdon Virginia, Barter Theater, the Virginia Creeper Trail, and other prominent hiking trails, national forests and recreational venues. It's a peaceful mountain retreat...the river is calling you; can you hear it?

Features & Amenities

INTERIOR

2 Person Tub • 2nd Kitchen • Block Basement • Built-In Electric Oven • Built-in Features • Ceiling Fan(s) • Central Vac (Plumbed) • Central Vacuum • Ceramic Tile Flooring • Crawl Space Foundation • Dishwasher • Disposal • Dryer • Drywall Walls • Electric Dryer Hookup • Entrance Foyer • Fireplace Heating • French Doors • Gas Log Fireplace • Gas Range • Generator • Granite Counters • Hardwood Flooring • Heat Pump • In Law Suite • Insulated Windows • Interior Entry Basement • Kitchen Island • Laundry • Living Room Fireplace • Marble Flooring • Open Floorplan • Pantry • Primary Bathroom • Primary Bedroom • Primary Bedroom Fireplace • Propane Heating • Refrigerator • Sitting • Soaking Tub • Stone Fireplace • Storm Door(s) • Trash Compactor • Two-Level • Unfinished Basement • Walk-In Closet(s) • Walk-Out Access Basement • Washer • Washer Hookup • Water Softener Owned • Window Treatment-Some • Wine Refrigerator

EXTERIOR

Attached • Back Porch/Patio • Balcony • Block Foundation • Chalet • Circular Driveway • Concrete Driveway • Covered Porch/Patio • Deck • Fishing • Gravel • Landscaping • Metal Roof • Mountain(s) View • Outbuilding • Part Wooded Lot • River Front • Rolling Slope Lot • Shed(s) • Spa/Hot Tub • Steep Slope Lot • Stone Exterior • Vinyl Siding Exterior • Water View • Wrap Around

OTHER

Above Average Condition • Electricity Connected • Private Water • Propane • Septic Tank Sewer • Well Water

Listing courtesy of Highlands Real Estate Sea Glass



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www.brphomes.com/mls/9994113