

20268 Heron Circle, Abingdon, VA 24211

\$1,268,000 · MLS #9994967 · 4 bed / 3 bath · www.brphomes.com/mls/9994967



4

BEDS

3

BATHS

5,324

SQ FT

2004

YEAR BUILT

1.2

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 2004

Lot Acreage: 1.2

Fireplaces: 3

Above Grade Sq Ft: 5,324

Association Fee Frequency: Annually

HOA Fee: \$600

Lot Dimensions: 1.2 +/- Acres

City Taxes: \$0

County Taxes: \$4,023.51

Basement Sq Ft: 2,199

Garage Sq Ft: 506

Garage Spaces: 2

Elementary School: Watauga

Middle School: E. B. Stanley

High School: Abingdon

Description

Escape to the mountains & the scenic 7,500 acre all sports South Holston Lake without sacrificing comfort. This custom European inspired home by Rodney Ray has served as a cherished summer retreat for years & works beautifully as a primary residence, second home, or multigenerational getaway. Nestled on a quiet 1.2 acre cul de sac lot in gated Heron Pointe, it offers mountain views & partial lake vistas just minutes from historic Abingdon, the Virginia Creeper Trail, & the Barter Theatre. Heron Pointe combines privacy with amenities: wooded lots, gated lake access, private boat ramp, & dockage. The low maintenance brick, stone, & stucco exterior presents as a single story ranch yet opens to over 5,300 sq ft of finished living space plus unfinished walk out areas ideal for a gym, workshop, or expansion. Main Level: Refinished hardwood floors throughout. The updated gourmet kitchen features Wood Mode cabinetry, Wolf, Viking, & Jenn Air appliances, a fireplace, conversation area, & breakfast nook with views. It flows into a great room with vaulted ceilings, hand hewn beams, fireplace & formal dining. A dual sided gas fireplace opens to the 16 x 24 tiled sunroom with tongue & groove walls, perfect for morning coffee or evening relaxation. Details include arched openings, columns, recessed niches, built in glass shelving, & tray ceilings. An office with floor to ceiling custom library shelving, laundry, two car garage, & large side deck complete the level. The primary suite offers walk in closets, tray ceiling, & luxury bath with walk in shower & garden tub, plus a second bedroom and full bath. Lower Level: Ideal for guests or extended family: second full kitchen, refinished hardwoods, living room with fireplace, two bedrooms (including a second primary suite with walk in closets & soaking tub bath), & 2nd laundry. Enjoy the covered back deck & 4 person jetted hot tub overlooking the private, fenced, wooded yard. Unfinished Lower Level: Finished stairway leads to extensive storage, an 18 x 6 walk in vault/storm shelter & French doors to the fenced yard. Flexible space for gym, workshop, or future living area. Fully encapsulated crawl space. A peaceful mountain & lake retreat with room to gather & grow, close to Abingdon's historic downtown, culture, & outdoor recreation. The HOA dues cover maintenance of the private boat dock/ramp, street lighting & Heron Pointe entrance sign.

Features & Amenities

INTERIOR

2 Person Tub • 2nd Kitchen • Block Basement • Built In Safe • Built-in Features • Ceiling Fan(s) • Central Air • Central Heating • Central Vac (Plumbed) • Convection Oven • Cooktop • Dishwasher • Disposal • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Entrance Foyer • Full Basement • Gas Log Fireplace • Gas Range • Great Room Fireplace • Hardwood Flooring • Heat Pump • In Law Suite • Insulated Windows • Interior Entry Basement • Kitchen Fireplace • Kitchen Island • Laundry • Library • Microwave • Mud Room • One-Level • Primary Bathroom • Primary Bedroom • Primary Downstairs • Recreation Room Fireplace • Refrigerator • Smoke Detector(s) • Soaking Tub • Sunroom-Heated • Tile Flooring • Trash Compactor • Unfinished Basement • Utility Sink • Walk-In Closet(s) • Walk-Out Access Basement • Washer Hookup • Window Treatments • Wine Refrigerator

EXTERIOR

Attached • Back Porch/Patio • Back Yard Fencing • Balcony • Block Foundation • Brick Exterior • Cleared Lot • Concrete Driveway • Covered Porch/Patio • Deck • Dock • Driveway • Fishing • Front Porch • Garage Door Opener • Lake • Lake Privileges • Landscaping • Mountain(s) View • Part Wooded Lot • Patio • Rolling Slope Lot • Shingle Roof • Spa/Hot Tub • Stone Exterior • Street Lights • Traditional • Water View • Wood Siding Exterior

OTHER

Above Average Condition • Cable Connected • Electricity Connected • Fiber Connected • Propane • Public Water • Septic Tank Sewer • Water Connected

Listing courtesy of Highlands Real Estate Sea Glass



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