3725 Lunsford Mill Road, Hiltons, VA 24258

$670,000 · MLS #9995434 · 3 bed / 2.5 bath · www.brphomes.com/mls/9995434



3	2.5	2,560	2005	3.2
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2005
Lot Acreage: 3.2
Above Grade Sq Ft: 2,560
Lot Dimensions: 3.2 acre

City Taxes: $0
County Taxes: $1,773.31
Basement Sq Ft: 1,200
Garage Sq Ft: 0
Elementary School: Hilton
Middle School: Gate City
High School: Gate City

Description

Stunning!!! Rare opportunity to own a beautifully maintained riverfront home with 177 feet of frontage on the North Fork Holston River. Situated on 3.2 acres with mountain views, this one-owner custom-built home combines the peace and beauty of country living with the convenience of being just minutes from Gate City and approximately 20 minutes from Kingsport.

Spend your mornings watching wildlife along the river, enjoy fishing or kayaking from your own property, and relax on the wraparound front porch while taking in the beauty of the river and surrounding mountains. Despite its peaceful setting, the home remains conveniently located near the Mendota Trail, Bristol Motor Speedway, Hard Rock Hotel & Casino Bristol,

and many of the region's most popular attractions.

Inside, you'll find 3-inch real hardwood flooring throughout, abundant natural light, custom cabinetry, new quartz countertops, matching quartz backsplash, a farmhouse sink, and a thoughtfully designed floor plan ideal for both everyday living and entertaining. Combined with a brand-new roof and a split HVAC system less than three years old, the home offers the peace of mind buyers are looking for in a move-in-ready property. The main level features an oversized living room, spacious kitchen with breakfast nook, formal dining room, office, laundry room, and half bath.

Upstairs, the primary suite provides a peaceful retreat with a jetted tub and spacious walk-in closet. Two additional generously sized bedrooms offer plenty of room for family and guests, including one with a dressing room and walk-in closet. The additional upstairs bath features double vanities and convenient access for the secondary bedrooms. A laundry chute adds another custom touch.

The full unfinished lower level features high ceilings, exterior access, and a garage door, providing exceptional storage today and tremendous potential for future living space, recreation areas, a workshop, or additional value.

Additional highlights include public and well water connections, along with two outbuildings that offer excellent storage and workshop space.

Whether you're looking for a full-time residence or a place to slow down and enjoy the outdoors, this exceptional riverfront property offers a rare opportunity to own a piece of the North Fork Holston River.

All information herein is deemed reliable but subject to buyer verification.

Features & Amenities

INTERIOR

Built-in Features • Ceramic Tile Flooring • Crawl Opening Attic • Dishwasher • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Range • Entrance Foyer • Full Basement • Granite Counters • Hardwood Flooring • Heat Pump • Kitchen Island • Laundry • Microwave • Pantry • Primary Bathroom • Primary Bedroom • Refrigerator • Security System • Smoke Detector(s) • Stone Counters • Storm Door(s) • Two-Level • Unfinished Basement • Walk-In Closet(s) • Walk-Out Access Basement • Washer Hookup • Wired for Sec Sys • Workshop

EXTERIOR

Back Porch/Patio • Block Foundation • Bottom Land Lot • Brick Exterior • Covered Porch/Patio • Deck • Driveway • Farm House • Flood Zone Lot • Front Porch • Gravel • Landscaping • Level Lot • Mountain(s) View • Outbuilding • River Front • RV Parking • Shingle Roof • Sloped Lot • Storage • Vinyl Siding Exterior • Water View • Wrap Around

OTHER

Above Average Condition • Cable Available • Electricity Connected • Flood Zone Easements • Phone Available • Public Water • Septic Tank Sewer • Sewer Connected • Water Connected • Well Water

Listing courtesy of The Addington Agency Bristol

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9995434