9245 Mendota Road, Mendota, VA 24270

$499,900 · MLS #9996383 · 3 bed / 2.5 bath · www.brphomes.com/mls/9996383



3	2.5	2,230	2012	45
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2012
Lot Acreage: 45
Above Grade Sq Ft: 1,604
Lot Dimensions: See Acreage
City Taxes: $0
County Taxes: $1,771.17
Basement Sq Ft: 867
Garage Sq Ft: 0
Garage Spaces: 1
Elementary School: Greendale
Middle School: E. B. Stanley
High School: Abingdon

Description

Under Contract with 48 Hour Kickout Clause Looking for a custom-built cabin in the mountains of Southwest Virginia? Don't miss this one!

Tucked away on 45 unrestricted acres of rolling timberland, mature hardwoods, and abundant wildlife, this private mountain retreat offers the rare opportunity to own your own slice of Appalachia. Highlighted with 3 spacious bedrooms, 2.5 bathrooms, and over 2,200 finished square feet, this thoughtfully designed home blends rustic charm with modern comfort while delivering the privacy and freedom that so many buyers are searching for.

Well maintained and full of character, the home showcases hardwood floors, custom log railings, soaring tongue-and-groove vaulted ceilings, and an inviting open-concept layout that seamlessly connects the kitchen, dining, and living areas. Large windows bring the outdoors in, while easy access to the wraparound porch creates the perfect setting to enjoy your morning coffee, entertain guests, or simply take in the peaceful mountain surroundings.

Designed with both comfort and functionality in mind, the highly desirable floor plan features a spacious main-level primary suite complete with a walk-in closet and a well-appointed ensuite offering a jacuzzi tub, shower, and double vanity. Upstairs, you'll find two additional bedrooms, a full bathroom, and an oversized hallway overlooking the main living area; ideal for a home office, reading nook, or additional sitting area.

The finished walkout basement provides even more flexibility with a large den that's perfect for a recreation room, home gym, game room, man cave, guest quarters, or potential fourth bedroom. You'll also appreciate the pull-under garage offering ample room for storage, workshop space, recreational equipment, or all the toys needed to enjoy life in the mountains.

Step outside and discover what makes this property truly special. Whether you're relaxing on the wraparound porch, enjoying the fenced yard with your pets, hosting family gatherings in the park-like front yard, or exploring your own private acreage in search of deer, turkey, and other wildlife, this property offers a lifestyle that's becoming increasingly difficult to find. Outdoor enthusiasts will appreciate the property's close proximity to the Mendota Trail, the North Fork of the Holston River, countless hiking trails, and some of Southwest Virginia's most breathtaking scenery.

Whether you're searching for a full-time residence, weekend getaway, hunting retreat, or an investment opportunity with short-term rental potential, this property checks all the boxes. Conveniently located within approximately 30 minutes of Hard Rock Casino Bristol, Historic Downtown Bristol, Abingdon, and numerous outdoor recreation destinations, this unique mountain retreat offers the perfect combination of privacy, accessibility, and long-term value.

Priced to sell at $595k, this one will not last long. Call today to schedule your private showing! All information contained herein is gathered from third-party sources, tax records, and homeowner reports, and is subject to buyer and buyer's agent verification.

Features & Amenities

INTERIOR

Bonus Room • Custom Walls • Dishwasher • Double Pane Windows • Eat-in Kitchen • Electric Dryer Hookup • Electric Range • Hardwood Flooring • Heat Pump • Kitchen Island • Laundry • Microwave • Open Floorplan • Partially Finished Basement • Playroom • Primary Bathroom • Primary Bedroom • Primary Downstairs • Refrigerator • Two-Level • Walk-In Closet(s) • Washer Hookup • Whirlpool • Wood Walls

EXTERIOR

A Frame • Attached • Back Porch/Patio • Back Yard Fencing • Balcony • Cabin • Covered Porch/Patio • Front Patio • Front Porch • Landscaping • Level Lot • Log Exterior • Metal Roof • Mountain(s) View • Pasture Lot • Playground • Rolling Slope Lot • Wood Siding Exterior • Wooded Lot • Wrap Around

OTHER

Above Average Condition • Cable Connected • Electricity Connected • Septic Tank Sewer • Well Water

Listing courtesy of The Addington Agency Bristol

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9996383