23047 Lone Eagle Drive, Bristol, VA 24202

$665,000 · MLS #9997442 · 6 bed / 4 bath · www.brphomes.com/mls/9997442



6	4	3,513	2008	0.58
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2008
Lot Acreage: 0.58
Fireplaces: 1
Above Grade Sq Ft: 3,513
Lot Dimensions: 42x160x200 IRR

City Taxes: $0
County Taxes: $2,412.73
Basement Sq Ft: 1,964
Garage Sq Ft: 528
Garage Spaces: 2
Elementary School: High Point
Middle School: Wallace
High School: John S. Battle

Description

Motivated sellers!!! Welcome home to this stunning one-owner custom-built residence, perfectly situated just minutes from Bristol, historic Abingdon, and some of the region's most sought-after attractions. Enjoy breathtaking mountain views and

an unbeatable location less than a mile from two of the nation's most prestigious golf courses, The Olde Farm and The Virginian. You'll also be just minutes from the Hard Rock Hotel & Casino, historic downtown Bristol's shops and restaurants, the Birthplace of Country Music Museum, and the world-famous Barter Theatre.

Designed with comfort and functionality in mind, this spacious home offers true one-level living with an impressive primary suite, a second oversized bedroom, a full bath, and a conveniently located laundry room with utility sink all on the main level. Upstairs you'll find four generously sized bedrooms, each featuring its own walk-in closet and adjoining bathroom--perfect for family or guests.

The luxurious primary suite is a private retreat complete with a cozy bay window sitting area, an oversized walk-in shower, jetted soaking tub, and double vanity. Throughout the main level you'll appreciate 9-foot ceilings, beautiful bamboo flooring, extra-wide staircases, custom hardwood cabinetry with matching compound crown molding, and elegant rounded bullnose corners that showcase the quality craftsmanship found throughout the home.

The spacious kitchen is designed for both everyday living and entertaining with an oversized island, abundant cabinetry, breakfast nook, and even a built-in trash compactor. Best of all, there is no carpet anywhere in the home.

Built with energy efficiency in mind, the home was framed with 2x6 exterior walls for increased insulation and features a geothermal heating and cooling system--an investment of approximately $53,000--with the indoor mechanical unit recently replaced for years of dependable service. Additional upgrades include an energy-efficient tankless gas water heater installed in April 2025, a manifold plumbing system with flexible piping, and three separate thermostats for enhanced comfort.

Need even more space or a big boost in equity? The unfinished lower level has already been framed and plumbed for a future kitchen and bathroom, making it ideal for an in-law suite, multi-generational living, or additional finished living space.

Storage is abundant with numerous closets, a pull-down attic, and thoughtfully designed spaces throughout the home.

Black curtains in the upstairs bedroom do not convey. Refrigerator, washer, and dryer are negotiable. All information herein is deemed reliable but subject to buyer verification.

Features & Amenities

INTERIOR

Balcony • Built-In Electric Oven • Cooktop • Dishwasher • Disposal • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Entrance Foyer • Fireplace Heating • Full Basement • Garage Door Basement • Gas Dryer Hookup • Gas Log Fireplace • Geothermal • Geothermal Heating • Granite Counters • Hardwood Flooring • Heated Basement • Kitchen Island • Laundry • Living Room Fireplace • Microwave • Open Floorplan • Partial Floor Attic • Plumbed Basement • Primary Bathroom • Primary Bedroom • Primary Downstairs • Pull Down Stairs Attic • Rough in Bath • Sliding Doors • Smoke Detector(s) • Tile Flooring • Trash Compactor • Two-Level • Unfinished Basement • Utility Sink • Walk-In Closet(s) • Walk-Out Access Basement • Washer Hookup • Workshop • Workshop Basement

EXTERIOR

Attached • Back Porch/Patio • Block Foundation • Brick Exterior • Concrete Driveway • Curbs • Front Porch • Garage Door Opener • Landscaping • Level Lot • Mountain(s) View • Patio • Shingle Roof • Sloped Lot

OTHER

Above Average Condition • Cable Available • Electricity Connected • Natural Gas Connected • Phone Available • Public Sewer • Public Water • Sewer Connected • Water Connected

Listing courtesy of The Addington Agency Bristol

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9997442