

13422 Countiss Road, Abingdon, VA 24210

\$479,900 · MLS #9999329 · 3 bed / 3 bath · www.brphomes.com/mls/9999329



3

BEDS

3

BATHS

2,242

SQ FT

1976

YEAR BUILT

4.39

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1976

Lot Acreage: 4.39

Fireplaces: 2

Above Grade Sq Ft: 1,542

Lot Dimensions: 894'x217'

City Taxes: \$0

County Taxes: \$1,332.14

Basement Sq Ft: 1,540

Garage Sq Ft: 0

Elementary School: Valley Institute

Middle School: Wallace

High School: John S. Battle

Description

An exceptional equestrian property in Abingdon, VA, completely reimagined from top to bottom and thoughtfully designed for refined country living. Set on 4.39 picturesque acres, this rare offering combines a beautifully renovated home with a usable barn, fenced pasture, greenhouse, expansive garden, mature fruit trees, and ample space for horses or a small farm. Inside, the redesigned open floor plan offers a bright, inviting living space with custom cabinetry and trim, waterproof Pergo flooring, and beautifully finished drywall. The updated kitchen features solid wood countertops, built-in beverage bar, innovative pantry nook, cedar tongue-and-groove ceiling, and newer stainless-steel appliances. The private primary suite is a true retreat, featuring a custom bath with handcrafted concrete sink, built-in storage, custom closet system with motion-sensor lighting, and luxurious walk-in shower with rain head and waterfall feature. The suite opens directly to the greenhouse and updated upper deck, while both additional bedrooms enjoy deck access overlooking the rolling countryside. The lower level offers a spacious family room with second fireplace, flexible office or fourth bedroom, third full bath, and unfinished basement space with laundry, abundant storage, and dedicated canning room. Outside, the equestrian amenities truly shine, with a fenced pasture and substantial barn featuring a floored upper level. The acreage offers flexibility for horses, gardening, animals, recreation, or simply enjoying the beauty of Southwest Virginia. A screened porch, producing grapevine, mature fruit trees, and greenhouse add to the property's functionality. Extensive updates include new windows, HVAC, appliances, attic insulation, decking and railings, 200-amp electrical service with new panel, charging station, water softener, and more! Come see this rare combination of a fully renovated home, functional equestrian amenities, usable acreage, and peaceful country living today!

Features & Amenities

INTERIOR

Basement Fireplace • Block Basement • Built-in Features • Ceiling Fan(s) • Cooktop • Dishwasher • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Heat Pump • Insulated Windows • Laundry • Living Room Fireplace • Luxury Vinyl Flooring • Open Floorplan • Pantry • Partially Finished Basement • Primary Bedroom • Range • Refrigerator • Remodeled • Smoke Detector(s) • Tile Flooring • Tri-Level • Walk-Out Access Basement • Washer Hookup • Water Softener Owned • Window Treatment-Some

EXTERIOR

Asphalt • Barn(s) • Block Foundation • Carport • Covered Porch/Patio • Deck • Driveway • Front Porch • Garden • Level Lot • Pasture • Pasture Fencing • Pasture Lot • Rear Porch • Rolling Slope Lot • RV Parking • Shed(s) • Shingle Roof • Vinyl Siding Exterior • Wrap Around

OTHER

Above Average Condition • Electricity Connected • Public Water • Septic Tank Sewer • Water Connected

Listing courtesy of eXp Realty, LLC



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9999329