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19080 North Fork River Road, Abingdon, VA 24210

$749,000 · MLS #9999549 · 5 bed / 7 bath · www.brphomes.com/mls/9999549



5	7	4,424	1979	1.31
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1979
Lot Acreage: 1.31
Fireplaces: 1
Above Grade Sq Ft: 3,186
Lot Dimensions: N/A

City Taxes: $0
County Taxes: $1,990.47
Basement Sq Ft: 1,238
Garage Sq Ft: 0
Elementary School: Greendale
Middle School: E. B. Stanley
High School: Abingdon

Description

A rare riverfront and mountain retreat in Southwest Virginia, River Garden offers approximately 338 feet of accessible frontage, per survey, along the North Fork Holston River just outside historic Abingdon. Recently featured by Travel +

Leisure as a budget-friendly alternative to Asheville, Abingdon combines Blue Ridge mountain beauty with acclaimed dining and arts, Barter Theatre, a charming historic district, and the Virginia Creeper Trail.

Set above the river among mature trees and mountain scenery, River Garden offers fishing, paddling and water recreation directly from the property or simply relax on expansive decks and covered outdoor spaces while enjoying the sights and sounds of flowing water. Eagles, heron, river otters and deer are just some of the wildlife seen in this peaceful setting. Importantly, the dwelling is outside the mapped FEMA Special Flood Hazard Area; buyer to verify.

Inside, exposed wood beams, natural stonework, warm wood finishes and a dramatic floor-to-ceiling stone fireplace with built-in shelving create character rarely found in newer construction. Large windows and sliding glass doors bring in abundant natural light and showcase the river and surrounding landscape.

The exceptionally flexible floor plan is one of River Garden's greatest strengths. Two kitchens, private entrances, distinct living areas, five bedrooms plus two additional guest suites with en suite baths, and multiple living and dining spaces provide room for family and guests while allowing privacy and independence under one roof. The layout lends itself beautifully to a primary residence, multigenerational living, extended family, a family or corporate retreat, guest accommodations, vacation home, or potential income-producing use.

The home is designed for both recreation and relaxation, with a theater/media room, billiard and game areas, exercise room, sauna, office/flex spaces, and distinctive hydroponic gardens with koi. A recently completed luxury bath features a soaking tub and walk-in shower. Expansive decks and covered outdoor living areas provide inviting spaces for dining, entertaining, morning coffee, or unwinding beside the river.

Recent improvements include a new roof installed in 2025, a newer HVAC system still under warranty, extensive landscaping updates and numerous interior improvements. Additional features include a Generac generator and gas cooking.

River Garden also offers an established hospitality history. The property previously operated as River Garden Bed & Breakfast and later accommodated vacation, short-term and extended-stay guests through Airbnb, VRBO and Furnished Finder. Historical rental information is available for serious inquiries, allowing interested buyers to explore the property's past income-producing use.

An extensive furnishings and household package may also be available, including bedroom furnishings and bedding, billiard table, theater furnishings/equipment and more. For a buyer seeking a second home, vacation retreat or hospitality property, this creates the possibility of a remarkable turnkey purchase.

River Garden offers something increasingly difficult to find: substantial accessible river frontage, mountain scenery, flexible living space and recreational amenities, yet convenient access to historic Abingdon and the outdoor lifestyle of Southwest Virginia. Whether envisioned as a private riverfront home, multigenerational estate, furnished mountain getaway or income-producing retreat, the property offers exceptional versatility in a memorable setting.

Home warranty offered. Property is being sold in current condition but home inspections are welcomed. Information deemed reliable but not guaranteed. Buyer/buyer's agent to verify all information

Features & Amenities

INTERIOR

2nd Kitchen • Apartment • Block Basement • Bonus Room • Carpet Flooring • Dishwasher • Double Oven • Dryer • Drywall Walls • Electric Dryer Hookup • Gas Range • Hardwood Flooring • Heat Pump • In Law Suite • Laundry • Media Room • Recreation Room • Refrigerator • Sauna • Sitting • Smoke Detector(s) • Stone Fireplace • Washer Hookup • Window Treatments

EXTERIOR

Block Foundation • Covered Porch/Patio • Deck • Driveway • Frame Exterior • Front Porch • Gravel • Level Lot • Ranch • Rear Porch • River Front • Shed(s) • Shingle Roof • Sloped Lot

OTHER

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

Listing courtesy of Berkshire HHS, Jones Property Group

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