# 1036 Cummings Street 3, Abingdon, VA 24211

**$595,900** · MLS #9999724 · 3 bed / 3.5 bath · www.brphomes.com/mls/9999724




| 3 | 3.5 | 2,508 | 2025 | 0.62 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Condominium
**Status:** Active
**Year Built:** 2025
**Lot Acreage:** 0.62
**Above Grade Sq Ft:** 2,508
**Association Fee Frequency:** Annually
**HOA Fee:** $150
**Lot Dimensions:** 214x135x194x131

**City Taxes:** $0
**County Taxes:** $0
**Basement Sq Ft:** 0
**Garage Sq Ft:** 410
**Garage Spaces:** 2
**Elementary School:** Watauga
**Middle School:** E. B. Stanley
**High School:** Abingdon

## Description

Welcome to Village on Green Spring, where elegance, comfort, and modern convenience come together in the heart of historic Abingdon. This exclusive community offers a rare opportunity to own a luxury townhome with over 2,628 sq. ft. of meticulously designed living space. From the moment you step through the grand 8' mahogany entry door, you'll be captivated by the attention to detail. The main level features soaring 10' ceilings, beautiful craftsman-style trim, and a spacious, open-concept design that flows seamlessly from the gourmet kitchen to the inviting living and dining areas. The

kitchen is a chef's dream, boasting shaker-style cabinetry, quartz or granite countertops, a convenient server bar, with both gas and electric hookups in the kitchen. Just off the kitchen, a private sitting area with a gas fireplace creates a cozy retreat, while the covered rear patio--prepped for automatic blinds and a TV--offers the perfect space to unwind outdoors.

The primary suite is located on the upper level, along with two additional master suites, each featuring custom walk-in closets and elegantly designed bathrooms, providing ultimate comfort and privacy. A 750 sq. ft. second-level den with a kitchenette offers incredible versatility, whether used as a media room, home office, or additional entertaining space.

Built with exceptional craftsmanship and energy efficiency in mind, these homes feature foam-insulated walls, a 12-inch thick soundproof privacy wall between units, and high-end Everlast siding, which requires no painting or caulking and comes with a lifetime warranty. Mitsubishi's high-performance heating and cooling system ensures year-round comfort, even in extreme temperatures, while the Pella windows and doors flood the home with natural light.

A 400+ sq. ft. two-car garage with insulated doors and a side-mount Genie opener adds both security and convenience.

Beyond the home itself, Village on Green Spring offers a resort-style community experience. Residents enjoy access to a 1,800 sq. ft. fitness center, a stunning 30' x 50' pool with a large sundeck, and a beautifully designed common area featuring an outdoor fire pit and covered grill space. The development is designed for walkability, with tree-lined streets, 5-foot sidewalks, and a black iron perimeter fence for security and privacy.

This is more than just a home--it's a lifestyle, offering maintenance-free luxury in a prime location. Don't miss your chance to be part of this exclusive community.

IT IS THE SOLE RESPONSIBILITY OF BUYER AND BUYER AGENT TO VERIFY ALL INFORMATION CONTAINED HEREIN

## Features & Amenities

**INTERIOR**

Bonus Room • Central Air • Dishwasher • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Entrance Foyer • Gas Dryer Hookup • Granite Counters • Heat Pump • Kitchen Island • Kitchen/Dining Combo • Luxury Vinyl Flooring • Microwave • Open Floorplan • Primary Bathroom • Primary Bedroom • Primary Downstairs • Sitting • Tile Flooring • Two-Level • Washer Hookup • Wet Bar • Wide Doors

**EXTERIOR**

Attached • Back Porch/Patio • Cleared Lot • Clubhouse • Community • Composition Roof • Concrete Driveway • Covered Porch/Patio • Craftsman • Fitness Center • HardiPlank Type Exterior • Patio • Pool • Slab Foundation

**OTHER**

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

Listing courtesy of LPT Realty - Griffin Home Group

SCAN TO VIEW ONLINE
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