

# 12393 Braemar Street, Bristol, VA 24202

\$429,000 · MLS #9999719 · 3 bed / 2.5 bath · [www.brphomes.com/mls/9999719](http://www.brphomes.com/mls/9999719)



TVR MLS

**3**

BEDS

**2.5**

BATHS

**3,408**

SQ FT

**1977**

YEAR BUILT

**0.68**

ACRES

## Property Facts

**Property Type:** Residential

**Sub Type:** Single Family Residence

**Status:** Active

**Year Built:** 1977

**Lot Acreage:** 0.68

**Fireplaces:** 1

**Above Grade Sq Ft:** 3,408

**Association Fee Frequency:** Monthly

**HOA Fee:** \$60

**Lot Dimensions:** 0.65 acres- 2 parcels

**City Taxes:** \$0

**County Taxes:** \$2,060.99

**Basement Sq Ft:** 0

**Garage Sq Ft:** 650

**Garage Spaces:** 2

**Elementary School:** High Point

**Middle School:** Wallace

**High School:** John S. Battle

## Description

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Tucked away at the end of a quiet cul-de-sac in the desirable Middlebrook community, this exceptionally well-maintained home offers an impressive amount of space, privacy, and comfort, all on one level. With only four other homes on the cul-de-sac, the setting feels wonderfully peaceful and private while still offering all the benefits of an established, amenity-rich neighborhood. Inside, you'll find 3 bedrooms, 2.5 bathrooms, and expansive living spaces that provide plenty of room to spread out. Large windows bring in abundant natural light, while warm wood details and a high-efficiency wood-burning fireplace insert with electric blower add character and comfort. One of the home's most unique features is the beautiful glass-enclosed solarium, creating a seamless connection between the interior and the surrounding landscape and offering the perfect place to enjoy your morning coffee, unwind with a book, or simply watch the birds and wildlife just outside. The outdoor setting is truly special. Mature trees, established landscaping, and a private backyard create a peaceful retreat that feels tucked away from the world. Whether enjoying the solarium or spending time outside, the property offers a sense of privacy that can be difficult to find in a neighborhood setting. For those needing additional storage, hobby space, or room for projects, the home also features a massive garage along with dedicated shop space. The property has been carefully maintained through the years, with two exterior doors replaced in 2025, along with a new door connecting the garage to the sunroom. Additional improvements include an architectural-shingle roof installed in 2011 and three heat pumps, with one replaced in December 2012 and the remaining two replaced in 2013. Middlebrook itself is a major part of what makes this property so special. For an HOA fee of only \$60 per month, residents have access to an impressive collection of community amenities, including a swimming pool, clubhouse, tennis courts, playground and recreation area, plus access to private Middlebrook Lake for fishing and water recreation. Even better, the HOA dues for this home have already been paid through November 2026. Immaculately kept, incredibly spacious, surrounded by nature, and located in one of the area's most desirable established communities, this is a rare opportunity to enjoy expansive one-level living with both privacy and neighborhood amenities. Buyers and buyer's agent to verify all information.

## Features & Amenities

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### INTERIOR

Built-in Features • Carpet Flooring • Central Air • Dishwasher • Disposal • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Heating • Electric Range • Great Room Fireplace • Hardwood Flooring • Heat Pump • Laundry • Microwave • One-Level • Paneling Walls • Pantry • Parquet Flooring • Primary Bathroom • Primary Bedroom • Primary Downstairs • Pull Down Stairs Attic • Refrigerator • Storage Attic • Trash Compactor • Washer Hookup • Window Treatments • Workshop

### EXTERIOR

Asphalt • Asphalt Roof • Attached • Back Porch/Patio • Clubhouse • Community • Covered Porch/Patio • Fishing • Lake • Landscaping • Level Lot • Patio • Pool • Ranch • Rear Patio • Sidewalks • Slab Foundation • Sloped Lot • Wood Siding Exterior

### OTHER

Above Average Condition • Public Sewer • Public Water

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Listing courtesy of KW Bristol



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