

17256 Crabtree Court, Bristol, VA 24202

\$615,000 · MLS #10000974 · 4 bed / 2.5 bath · www.brphomes.com/mls/10000974



TVR MLS

4

BEDS

2.5

BATHS

3,304

SQ FT

2001

YEAR BUILT

1.37

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 2001

Lot Acreage: 1.37

Fireplaces: 2

Above Grade Sq Ft: 3,304

Lot Dimensions: 232x294x215x242

City Taxes: \$0

County Taxes: \$2,523.67

Basement Sq Ft: 0

Garage Sq Ft: 576

Garage Spaces: 2

Elementary School: High Point

Middle School: Wallace

High School: John S. Battle

Description

*OPEN

HOUSE

SAT

9/19

1-3PM*

Space, character, and timeless comfort come together at 17256 Crabtree Court.

Set on 1.3 beautifully level acres in Bristol, Virginia, this spacious four-bedroom home offers 3,304 square feet of thoughtfully designed living space, generous outdoor areas, and the kind of details that make a house feel truly special.

From the moment you enter, the home's character is evident. Soaring vaulted ceilings, rich hardwood flooring, tile accents, and beautiful stained-glass light fixtures throughout add warmth and personality, while two fireplaces with propane gas logs create inviting spaces to gather and unwind. A particularly charming detail awaits in the front entry: the statement chandelier is motorized, lowering for effortless cleaning before returning neatly to its elevated position.

The main level is designed for comfortable everyday living, with a spacious primary suite offering the convenience and privacy of being located on the first floor. Additional bedrooms upstairs provide flexibility for family, guests, a home office, or hobbies, while the home's generous square footage allows everyone room to have a space of their own.

Beyond the beautiful interiors, this property has been thoughtfully maintained with important improvements already in place. The roof was replaced in 2018 with a 50-year shingle, both HVAC systems are less than five years old, and the crawl space has recently been encapsulated. Blown-in insulation has been added, and a floored attic provides substantial storage space without sacrificing valuable living areas.

Outside, the possibilities are equally appealing. The 1.3-acre parcel is notably flat and usable, with a fenced backyard, a large rear deck for entertaining or relaxing, and a welcoming covered front porch that creates an inviting first impression.

This is a home that offers more than square footage -- it offers character, comfort, usable land, and thoughtful details that are increasingly difficult to find. Come experience 17256 Crabtree Court and discover a place designed to be enjoyed for years to come.

Please note that the septic system is permitted for 3 bedrooms.

All information believed to be accurate but not guaranteed

Features & Amenities

INTERIOR

Built-In Electric Oven • Crawl Space Foundation • Dishwasher • Double Pane Windows • Dryer • Drywall Walls • Entrance Foyer • Hardwood Flooring • Heat Pump • Laundry • Living Room Fireplace • Microwave • Pantry • Partial Floor Attic • Primary Bathroom • Primary Bedroom • Primary Downstairs • Refrigerator • Solid Surface Counters • Tile Flooring • Two-Level • Walk-In Closet(s) • Washer • Whirlpool

EXTERIOR

Aluminum Siding Exterior • Back Yard Fencing • Brick Exterior • Covered Porch/Patio • Deck • Driveway • Front Porch • Garage Door Opener • Level Lot • Outbuilding • Shingle Roof • Traditional

OTHER

Above Average Condition • Public Water • Septic Tank Sewer

Listing courtesy of Holston Realty, Inc.



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