

22478 Clayman Valley Road, Bristol, VA 24202

\$299,000 · MLS #10001018 · 3 bed / 2 bath · www.brphomes.com/mls/10001018



TVR MLS

3

BEDS

2

BATHS

1,793

SQ FT

1978

YEAR BUILT

1.87

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1978

Lot Acreage: 1.87

Above Grade Sq Ft: 1,793

Lot Dimensions: 258x249x280x313

City Taxes: \$0

County Taxes: \$904.83

Basement Sq Ft: 0

Garage Sq Ft: 0

Elementary School: High Point

Middle School: Wallace

High School: John S. Battle

Description

TRUE SINGLE-LEVEL LIVING, MOUNTAIN VIEWS & AN AMAZING \$299,000 PRICE!

Welcome to 22478 Clayman Valley Road, a charming brick ranch offering the convenience of true single-level living on

approximately 1.8 acres in the Bristol, VA area. With beautiful mountain views, a fenced backyard, and a long list of valuable updates, this property offers an incredible opportunity at just \$299,000!

Inside, you'll find a warm and inviting floor plan with three bedrooms and two full bathrooms, hardwood flooring, a spacious living area. The kitchen offers cherry cabinetry, granite countertops, ample storage, new windows, and all newer appliances, making this home move-in ready and functional for everyday living.

One of the home's standout features is the bright sunroom, providing additional living or entertaining space while offering plenty of natural light and a peaceful view of the outdoors. The primary bedroom includes a large walk-in closet, while the one-level layout makes everyday living convenient and accessible.

Step outside to enjoy approximately 1.8 acres with a fenced-in backyard, offering room for pets, gardening, outdoor entertaining, or simply enjoying the privacy of your surroundings. The additional storage/outbuilding provide plenty of space for vehicles, tools, hobbies, and equipment.

The major-ticket items are already working in your favor, too! The heat pump is only approximately 4 years old, and the roof is estimated to have approximately 10 years of remaining life, giving buyers added peace of mind.

And there's even more to love -- this property is located outside the city limits, meaning NO CITY TAXES!

PROPERTY										HIGHLIGHTS:
\$299,000!										
True		single-level					living			
Brick							ranch			
Approximately		1.8					acres			
Beautiful		mountain					views			
3		bedrooms		/		2		full		bathrooms
Fenced-in							backyard			
Hardwood							flooring			
Cherry		cabinetry		&		granite		countertops		
All		newer				kitchen		appliances		
New							Windows			
Bright		finished					sunroom			
Spacious		primary bedroom		with		large		walk-in		closet
Heat		pump		approximately		4		years		old
Roof		has	approximately		10	years	of		remaining	life
Additional							storage/outbuilding			
NO		CITY					TAXES			
Convenient		Bristol, VA					location			
Close	to	shopping,	dining,	medical	facilities,	entertainment,	and	major	roadways	

If you've been searching for a home that combines one-level living, acreage, mountain views, valuable updates, and an incredible price, this one deserves a look. At \$299,000, 22478 Clayman Valley Road is a rare opportunity to get a lot of house, land, and lifestyle for your money!

*Washer/Dryer	DO	NOT	CONVEY
*Curtains	DO	NOT	CONVEY

Contingent on Owner securing suitable housing. Information deemed reliable. Buyer/Buyer's Agent to verify.

Features & Amenities

INTERIOR

Dishwasher • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Range • Granite Counters • Hardwood Flooring • Heat Pump • Laundry • Luxury Vinyl Flooring • Microwave • One-Level • Refrigerator • Remodeled • Sunroom-Heated • Tile Flooring • Walk-In Closet(s) • Washer Hookup • Wood Walls • Workshop

EXTERIOR

Asphalt • Back Yard Fencing • Brick Exterior • Concrete Perimeter Foundation • Covered Porch/Patio • Detached • Front Porch • Landscaping • Mountain(s) View • Outbuilding • Ranch • Shingle Roof • Sloped Lot

OTHER

Above Average Condition • At Road Water • Cable Available • Electricity Available • Electricity Connected • Phone Available • Public Water • Septic Tank Sewer • Water Available • Water Connected

Listing courtesy of Epique Realty VA



SCAN TO VIEW ONLINE
www.brphomes.com/mls/10001018