22478 Clayman Valley Road, Bristol, VA 24202

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



3	2	1,793	1978	1.87
BEDS	BATHS	SQ FT	YEAR BUILT	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, stone coated 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 & stone coated 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 • Hardwood Flooring • Heat Pump • Laundry • Luxury Vinyl Flooring • Microwave • One-Level • Refrigerator • Remodeled • Stone Counters • 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