

745 Quarter Branch Road, Sugar Grove, VA 24375

\$445,000 · MLS #10001222 · 2 bed / 2 bath · www.brphomes.com/mls/10001222



TVR-MLS

2

BEDS

2

BATHS

2,088

SQ FT

1976

YEAR BUILT

27.7

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1976

Lot Acreage: 27.7

Fireplaces: 2

Above Grade Sq Ft: 1,512

Lot Dimensions: 27.7

City Taxes: \$0

County Taxes: \$1,424.50

Basement Sq Ft: 820

Garage Sq Ft: 406

Garage Spaces: 1

Elementary School: Sugar Grove

Middle School: Marion

High School: Marion

Description

Set on 27 beautiful acres in the mountains of Sugar Grove, 745 Quarter Branch Road offers a rare combination of privacy, thoughtful renovation, usable acreage, and immediate access to some of Southwest Virginia's most spectacular outdoor

recreation.

The home has been extensively remodeled from the inside out, including updated electrical and plumbing, with careful attention given to both beauty and function. At the heart of the home, the custom kitchen opens to the living area and features granite countertops, rich cherry cabinetry, a Viking gas range and dishwasher, prep sink, and generous workspace. The adjoining light-filled dining room opens directly to the rear patio, where the surrounding forest creates a peaceful backdrop for morning coffee, outdoor meals, and quiet evenings.

The comfortably sized primary suite includes a beautifully remodeled bath with an oversized shower and additional custom cabinetry. A second bedroom and full bath complete the main living level, creating a practical and comfortable layout.

Downstairs, a cozy den is anchored by a wood stove, adding ambiance and an alternative heat source for the entire home. In the unfinished portion of the basement, a mudroom entrance is perfectly suited for country living--offering a convenient landing place for muddy boots, pets, hiking gear, and everyday necessities. The lower level also provides access to the one-car garage.

Outside, 27 acres offer room to explore, enjoy the woods, create space for horses or other animals, or simply preserve the privacy and tranquility that make this setting so special. An additional pole barn provides valuable space for equipment, storage, hobbies, or recreational gear.

Major improvements were selected with efficiency and self-sufficiency in mind. A Kohler generator, instant hot water heater, wood-burning stove, propane gas logs, and dual-fuel Hvac all provide comfort and peace of mind.

And the lifestyle extends well beyond the property lines! Surrounded by some of Southwest Virginia's most spectacular outdoor recreation, the property puts the Appalachian Trail, Jefferson National Forest, Mount Rogers National Recreation Area and Raccoon Branch Wilderness within easy reach, with opportunities for hiking, fishing, camping and exploring miles of protected mountain landscape. Grayson Highlands State Park and Hungry Mother State Park are also nearby, making this an exceptional home base for anyone drawn to the outdoors.

For those searching for acreage, privacy, a beautifully renovated home, and a setting where the mountains and National Forest become part of everyday life, this property provides a rare opportunity to embrace life in the Virginia Highlands.

Features & Amenities

INTERIOR

Den Fireplace • Dishwasher • Dryer • Drywall Walls • Electric Dryer Hookup • Fireplace Heating • French Doors • Gas Log Fireplace • Gas Range • Generator • Granite Counters • Hardwood Flooring • Heat Pump • Insulated Windows • Interior Entry • Basement • Kitchen Island • Living Room Fireplace • Luxury Vinyl Flooring • Mud Room • Open Floorplan • Partial Basement • Partially Finished Basement • Primary Bathroom • Primary Bedroom • Propane Heating • Refrigerator • Remodeled • Storm Door(s) • Tile Flooring • Two-Level • Walk-Out Access Basement • Washer • Washer Hookup • Wood Burning Stove Fireplace • Wood Stove Heating

EXTERIOR

Attached • Block Foundation • Brick Exterior • Covered Porch/Patio • Detached • Garage(s) • HardiPlank Type Exterior • Metal Roof • Mountain(s) View • Mountainous Lot • Pasture • Pasture Fencing • Pasture Lot • Porch • Raised Ranch • Ranch • Rear Patio • Sloped Lot • Wooded Lot

OTHER

Electricity Connected • Fiber Connected • Propane • Public Water • Septic Tank Sewer • Updated/Remodeled Condition • Water Connected

Listing courtesy of Holston Realty, Inc.



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