

# 637 Violet Lane, Marion, VA 24354

**\$315,000** · MLS #10001575 · 3 bed / 2.5 bath · [www.brphomes.com/mls/10001575](http://www.brphomes.com/mls/10001575)



**3**

BEDS

**2.5**

BATHS

**1,688**

SQ FT

**2000**

YEAR BUILT

**1.45**

ACRES

## Property Facts

**Property Type:** Residential

**Sub Type:** Single Family Residence

**Status:** Active

**Year Built:** 2000

**Lot Acreage:** 1.45

**Above Grade Sq Ft:** 1,688

**Lot Dimensions:** 1.45 acres

**City Taxes:** \$0

**County Taxes:** \$1,556.96

**Basement Sq Ft:** 0

**Garage Sq Ft:** 1,104

**Garage Spaces:** 3

**Elementary School:** Chilhowie

**Middle School:** Chilhowie

**High School:** Chilhowie

## Description

Conveniently located just minutes from Chilhowie and Marion, with easy access to I-81, this beautifully maintained home offers the perfect blend of comfort, convenience, and outdoor enjoyment. Situated in the heart of Southwest Virginia's

many attractions, you'll be just minutes from the Appalachian Trail, Hungry Mother State Park, Grayson Highlands State Park, Mount Rogers, and the Virginia Creeper Trail. Enjoy the ease of one-level living in this well-cared-for home featuring a warm and inviting open-concept floor plan. Comfortable living spaces flow seamlessly together, creating an ideal setting for everyday life and entertaining. Beautiful flooring adds character and durability throughout, while the spacious bedrooms provide plenty of room to relax. Beautiful wood cabinets and large granite countertops create an elegant space for exploring your culinary adventures. A large laundry room offers excellent functionality and additional storage. The home also features a convenient two-car attached garage, providing easy access and protection from the elements. Step outside and discover an impressive 1.45-acre level lot with plenty of room to enjoy the outdoors. The fenced backyard is ideal for pets, children, gardening, or gatherings, while the covered patio provides a comfortable space for outdoor entertaining or simply relaxing and enjoying the peaceful surroundings. Adding even more versatility, a detached garage provides valuable additional storage or workspace for hobbies, equipment, or recreational gear. Properties offering this combination of one-level living, spacious acreage, multiple garages, a fenced backyard, and convenient access to I-81 and some of Southwest Virginia's most popular recreational destinations are truly hard to find. Don't miss the opportunity to make this special property your next home. Schedule your private showing today!

## Features & Amenities

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### INTERIOR

Block Basement • Ceramic Tile Flooring • Crawl Opening Attic • Crawl Space Foundation • Dishwasher • Dryer • Drywall Walls • Electric Range • Granite Counters • Heat Pump • Insulated Windows • Kitchen Island • Luxury Vinyl Flooring • One-Level • Open Floorplan • Refrigerator • Smoke Detector(s) • Walk-In Closet(s) • Washer

### EXTERIOR

Asphalt • Back Porch/Patio • Back Yard Fencing • Block Foundation • Brick Exterior • Cleared Lot • Concrete Driveway • Covered Porch/Patio • Driveway • Front Porch • Level Lot • Mountain(s) View • Outbuilding • Patio • Ranch • Shingle Roof

### OTHER

Above Average Condition • Electricity Connected • Public Water • Septic Tank Sewer • Sewer Connected • Water Connected

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Listing courtesy of Highlands Real Estate Sea Glass of Marion



SCAN TO VIEW ONLINE  
[www.brphomes.com/mls/10001575](http://www.brphomes.com/mls/10001575)