20217 Shadowood Circle, Meadowview, VA 24361

$339,000 · MLS #10001618 · 3 bed / 2 bath · www.brphomes.com/mls/10001618



3	2	2,364	1797	1.18
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1797
Lot Acreage: 1.18
Fireplaces: 1
Above Grade Sq Ft: 2,364
Lot Dimensions: 1.18

City Taxes: $0
County Taxes: $1,369.55
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Rhea Valley
Middle School: Damascus
High School: Holston

Description

Step into more than two centuries of Southwest Virginia history at the historic "Buchanan Litz" home, a remarkable circa-1797 property set on 1.18 peaceful acres between Abingdon and Damascus. Originally built by Thomas Berry, a Revolutionary War veteran commissioned to survey the historic "Great Road" from Watauga to the ford at the South Holston River, this extraordinary home has stood witness to generations of life in Washington County.

When the original dwelling was constructed, Abingdon was still a young settlement surrounded largely by wilderness. Among the home's early inhabitants were farmers and a wagon maker who were part of the story of this developing corner of Virginia. In 1903, the residence was expanded, transforming the original 1797 structure into the gracious turn-of-the-century farmhouse seen today.

A gently curving drive leads to the home and its welcoming front porch, where there is room for outdoor dining overlooking the picturesque neighboring farmland. Settle into the porch swing with morning coffee, listen to the songbirds, and take in the quiet pastoral setting. The surrounding 1.18 acres offer plenty of room for gardens, gatherings, or simply enjoying the beauty of the Southwest Virginia countryside.

Inside, centuries of character remain beautifully evident. Original wood floors, exposed beams, doors, and hardware preserve the unmistakable warmth of an early American home, while thoughtful updates provide the comforts of modern living. The kitchen and adjoining dining room are especially inviting, anchored by a cozy wood stove and complemented by a historic fireplace mantel perfect for seasonal displays.

The flexible floor plan includes three bedrooms, a main-level office, two full baths, a dedicated laundry room, and two staircases--each space offering another glimpse into the craftsmanship and evolution of this special home.

Located off of Rhea Valley Road, between Abingdon and Damascus, this home offers fantastic access to outdoor recreation, shopping, dining and local events in two of Southwest Virginia's most beloved towns. With more than an acre, which is zoned for Agricultural use, this property offers the space and charm of country living without sacrificing convenience. For the history enthusiast, the lover of old homes, or anyone searching for a property with a story that simply cannot be recreated, the "Buchanan Litz" home offers a rare opportunity to become the next steward of an enduring piece of Washington County history.

Features & Amenities

INTERIOR

Crawl Space Foundation • Dishwasher • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Gas Range • Hardwood Flooring • Heat Pump • Insulated Windows • Kitchen Island • Ornamental Fireplace • Plaster Walls • Refrigerator • Solid Surface Counters • Tile Flooring • Two-Level • Walk Up Attic • Washer Hookup • Wood Burning Stove Fireplace • Wood Stove Heating • Wood Walls

EXTERIOR

Back Yard Fencing • Covered Porch/Patio • Farm House • Gravel • Historic • Level Lot • Metal Roof • Rolling Slope Lot • Shed(s) • Stone Foundation • Vinyl Siding Exterior

OTHER

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

Listing courtesy of Holston Realty, Inc.

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10001618