22234 Pinebrook Drive, Bristol, VA 24202

$249,900 · MLS #10001979 · 3 bed / 2.5 bath · www.brphomes.com/mls/10001979



3	2.5	1,596	1989	0.32
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1989
Lot Acreage: 0.32
Fireplaces: 0
Above Grade Sq Ft: 1,596
Lot Dimensions: 100 X 130 IRR

City Taxes: $0
County Taxes: $655.20
Basement Sq Ft: 0
Garage Sq Ft: 600
Garage Spaces: 2
Elementary School: High Point
Middle School: Wallace
High School: John S. Battle

Description

$5,000 toward your closing costs! The seller is offering $5,000 to help with your closing costs, which means less cash to get into this well-built all-brick home on a level corner lot in Bristol, Virginia.

Low Washington County taxes and a quick drive to Hard Rock Hotel & Casino Bristol, The Pinnacle, and The Falls put shopping, dining, and entertainment right around the corner. The split-foyer layout gives you room to spread out. Upstairs, a bright living room opens to the kitchen and dining area, a natural spot for meals and get-togethers. Three bedrooms and two full baths round out the main level, and the third bedroom has new flooring.

Downstairs, a big den works as a second living room, media room, or home office. You'll also find a half bath, a laundry area, and the two-car garage with plenty of storage. Out back, the covered deck is made for grilling, and the fully fenced yard is ready for pets and play.

The big-ticket items are done. The heat pump was installed in 2025, and the septic was pumped and permitted for 3 bedrooms in 11/2026. Homes this solid at this price don't come along often, so schedule your showing today. All information deemed reliable but not guaranteed.

Features & Amenities

INTERIOR

Bar • Block Basement • Carpet Flooring • Central Air • Concrete Basement • Crawl Opening Attic • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Heating • Electric Range • Garage Door Basement • Heat Pump • Laminate Counters • Laminate Flooring • Laundry • Partial Cool Basement • Partial Heat Basement • Partially Finished Basement • Primary Bathroom • Primary Bedroom • Range • Two-Level • Utility Sink • Vinyl Flooring • Washer Hookup • Window Treatments

EXTERIOR

Asphalt • Asphalt Roof • Attached • Back Porch/Patio • Back Yard Fencing • Block Foundation • Brick Exterior • Covered Porch/Patio • Deck • Front Patio • Front Porch • Level Lot • Sidewalks • Sloped Lot • Split Foyer

OTHER

Above Average Condition • Cable Available • Public Water • Septic Tank Sewer

Listing courtesy of The Addington Agency Bristol

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10001979