

22234 Pinebrook Drive, Bristol, VA 24202

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



3

BEDS

2.5

BATHS

1,596

SQ FT

1989

YEAR BUILT

0.32

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

Great location, well-built all-brick home, and a level corner lot--welcome to 22234 Pinebrook Circle in Bristol, Virginia.

From the moment you arrive, you'll appreciate the curb appeal and lasting quality of the all-brick exterior, perfectly complemented by a spacious corner lot that offers both presence and practicality. Enjoy the benefit of low county taxes while being just minutes from Hard Rock Hotel & Casino Bristol, The Pinnacle, and The Falls--giving you convenient access to shopping, dining, and entertainment.

Step inside to the classic split foyer design, offering both functionality and flexibility. Upstairs, the main living area features a bright living room, along with a kitchen and dining combination that flows together seamlessly--creating a natural gathering space for meals, conversation, and connection. This level also includes three bedrooms and two full baths, providing a comfortable and private retreat. New flooring in the third bedroom.

The lower level expands your living space with a spacious den--perfect for a second living area, media room, or home office--along with a convenient half bath, laundry area, and access to the two-car garage, offering ample storage and everyday convenience.

The covered deck is ideal for grilling and gathering, while the fully fenced yard provides a great space for pets, play, or simply relaxing outdoors.

Whether you're drawn to the durability of an all-brick home, the versatile split foyer layout, or the unbeatable location, this is a property that truly needs to be seen in person to be fully appreciated. You will love the heat pump installed in 2025!

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