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# 3722 Dungannon Road, Coeburn, VA 24230

**$275,000** · MLS #10002119 · 20 bed / 20 bath · www.brphomes.com/mls/10002119




| 20 | 20 | 9999 | 9.12 |
|---|---|---|---|
| BEDS | BATHS | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 9999
**Lot Acreage:** 9.12
**Above Grade Sq Ft:** 0
**Lot Dimensions:** 9.12

**City Taxes:** $0
**County Taxes:** $1,005.33
**Basement Sq Ft:** 0
**Garage Sq Ft:** 0
**Elementary School:** Coeburn
**Middle School:** East Middle
**High School:** East Side

Listing courtesy of Park Hill Realty Group, LLC · MLS #10002119 · Generated November 29, 2026
Information deemed reliable but not guaranteed.

## Description

Nestled beneath a canopy of towering evergreens, whispering pines, and mature trees, this charming woodland community is a hidden gem in the heart of Coeburn, Virginia! Winding gravel drives, peaceful wooded surroundings, and sunlight filtering through the treetops create a cozy, tucked-away atmosphere that feels worlds away from the ordinary. Spread across approximately 9.118 acres, this established mobile home community offers a unique blend of natural beauty, existing rental income, and exciting possibilities for future growth. With its spacious grounds and picturesque setting, this is far more than your typical investment property!

Located at 3722 Dungannon Road, just off Highway 72 and conveniently close to schools and town, the property features 14 existing mobile home lots, three park-owned homes, and a 1,200-square-foot metal storage building.

Seven residents own their homes and currently pay monthly lot rents ranging from $100 to $125. These rents have remained unchanged for many years, offering potential for increased income. The three park-owned homes include a 1975 Festival, a 1975 Oakwood, and a 1995 Masterpiece. Two are currently occupied, with the tenant on Lot 8 paying $650 per month and expected to vacate before November 1. The home on Lot 10 is vacant and ready to rent, with a seller-projected monthly rent of $600. The owners plan to leave both available homes ready for the buyer to rent rather than fill the vacancies before the sale.

Four additional lots are currently vacant, creating an opportunity to bring in homes and expand rental income. The sellers estimate that adding rental homes to these sites could generate $600 or more per home each month. There may also be potential for a 15th lot, which the sellers believe could qualify as grandfathered, as well as possible future expansion. According to the sellers, the property historically accommodated more than 25 homes, although it has primarily operated as a 14-lot park for over 25 years. Any additional sites or expansion are subject to buyer verification and applicable approvals.

The property has access to Town of Coeburn water and is served by several septic tanks, with no public sewer connection. Additional septic information is available to interested buyers.

Offered for sale due to the owners' limited time to manage the property, this one-of-a-kind investment opportunity invites its next owner to build upon an established rental community while exploring the untapped potential of its beautiful wooded acreage. An inviting setting, established income, and room to grow -- all wrapped into one remarkable investment opportunity! Rental projections are estimates and are not guaranteed.

## Features & Amenities

**INTERIOR**

Drywall Walls • Paneling Walls

**EXTERIOR**

Cleared Lot • Level Lot • Metal Roof • Metal Siding Exterior • Shed(s) • Shingle Roof • Sloped Lot • Storage • Vinyl Siding Exterior

**OTHER**

Average Condition • Private Sewer • Public Water

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SCAN TO VIEW ONLINE
www.brphomes.com/mls/10002119