10095 Trading Post Lane, Bristol, VA 24202

$189,900 · MLS #10003194 · 2 bed / 1 bath · www.brphomes.com/mls/10003194



2	1	1,124	1947	0.34
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1947
Lot Acreage: 0.34
Above Grade Sq Ft: 1,124
Lot Dimensions: 158x175x140x56 IRR

City Taxes: $0
County Taxes: $494.50
Basement Sq Ft: 800
Garage Sq Ft: 0
Elementary School: Valley Institute
Middle School: Wallace
High School: John S. Battle

Description

Mountain views, low property taxes, and the possibility of 100% USDA financing with NO DOWN PAYMENT! Just 10 minutes from downtown Bristol, this freshly painted 2-bedroom, 1-bath home offers peaceful country living without sacrificing convenience! Situated on 0.34 acres in Washington County, Virginia, the property features a recently installed

5-foot chain-link fence, ideal for pets and outdoor enjoyment. Sip your morning coffee on the covered front porch while taking in the mountain views, relax on the deck, or turn the enclosed porch into your favorite retreat. Inside, enjoy the simplicity of one-level living along with replacement windows, a durable metal roof, and a heat pump with central air. There is a flex room for an office or crafts. Public water, a septic system, and a basement with outside entry for additional storage add to the home's practical appeal. **Current property taxes are just $495.50 annually, approximately $41 per month!** Here's another opportunity to save: **The seller will consider contributing up to 3% of the purchase price toward buyer closing costs or an interest rate buydown**, potentially reducing your upfront expenses or monthly payment. Located in a USDA-eligible area, this home may qualify for 100% financing for eligible buyers, subject to property and borrower qualifications and lender approval. Whether you're purchasing your first home, downsizing, or simply looking for an affordable place to call your own, this property combines scenic views, practical updates, low carrying costs, and attractive financing possibilities. Enjoy the quiet surroundings while being 12 minutes from the shopping, dining, and entertainment of downtown Bristol. The Mendota Trail very close for biking and hiking enthusiasts. Schedule your showing today!

Features & Amenities

INTERIOR

Ceiling Fan(s) • Central Air • Ceramic Tile Flooring • Drywall Walls • Electric Dryer Hookup • Electric Heating • Electric Range • Hardwood Flooring • Heat Pump • Insulated Windows • Interior Entry Basement • One-Level • Paneling Walls • Refrigerator • Unfinished Basement • Utility Room • Walk-Out Access Basement • Washer Hookup

EXTERIOR

Back Porch/Patio • Back Yard Fencing • Bungalow • Deck • Front Porch • Gravel • Level Lot • Metal Roof • Outbuilding • Porch • Stucco Exterior • Wood Siding Exterior

OTHER

Above Average Condition • Public Water • Septic Tank Sewer

Listing courtesy of The Addington Agency Bristol

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10003194