# 161 Grandview Road, Bristol, VA 24201

**$245,000** · MLS #10003598 · 4 bed / 2.5 bath · www.brphomes.com/mls/10003598




| 4 | 2.5 | 2,300 | 1971 | 0.25 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 1971
**Lot Acreage:** 0.25
**Fireplaces:** 2
**Above Grade Sq Ft:** 1,150
**Lot Dimensions:** 80x138

**City Taxes:** $1,987.41
**County Taxes:** $0
**Basement Sq Ft:** 1,150
**Garage Sq Ft:** 480
**Garage Spaces:** 2
**Elementary School:** Van Pelt
**Middle School:** Virginia
**High School:** Virginia

## Description

There's no place like home for the holidays! Newly offered at $245,000, this charming brick ranch boasts approximately 2,300 finished square feet, 4 bedrooms, 2.5 bathrooms and a substantial $25,000 price reduction, making it an exceptional opportunity in the heart of Bristol, VA.

Classic character meets thoughtful improvements throughout this spacious home. An inviting living room centered around a beautiful brick fireplace welcomes you inside, while the light-filled kitchen features generous Corian countertops, ample cabinetry and an adjoining dining area perfect for everyday meals and holiday gatherings. Numerous improvements have been made over the years, including a new roof and gutters in 2018, updated windows, kitchen and bathroom improvements, and most recently, updated flooring in 2025.

The main level offers three bedrooms and one and a half bathrooms, while the finished lower level nearly doubles your living possibilities with a spacious den featuring a second brick fireplace, fourth bedroom, full bathroom and recreation room. Whether you envision a cozy movie night, dedicated home office, guest accommodations or an entertainment space, there's no shortage of room to make this home your own.

Situated on a quarter-acre lot in a well-established neighborhood directly across from Van Pelt Elementary School, the convenience of this location is hard to beat. Enjoy easy access to I-81 and Exit 7, shopping, restaurants, historic downtown Bristol and the Hard Rock Casino. A rear-facing, attached two-car garage, additional storage building and abundant parking round out the property's offerings.

With timeless brick construction, generous living space, meaningful updates and an attractive new price, this home offers an opportunity to put down roots in an established Bristol neighborhood without sacrificing space or convenience. Schedule your private showing and discover why 161 Grandview Road could be the perfect place to begin your next chapter, just in time for the holidays!

All information contained herein is deemed reliable but not guaranteed and is subject to buyer and buyer's agent verification.

## Features & Amenities

### INTERIOR

Basement Fireplace • Brick Fireplace • Carpet Flooring • Crawl Opening Attic • Den Fireplace • Double Pane Windows • Drywall Walls • Electric Dryer Hookup • Electric Range • Exterior Entry Basement • Finished Basement • Fireplace Heating • French Doors • Full Basement • Kitchen/Dining Combo • Living Room Fireplace • Luxury Vinyl Flooring • Media Room • Microwave • Paneling Walls • Playroom • Primary Downstairs • Radiant Heating • Range • Recreation Room • Refrigerator • Remodeled • Smoke Detector(s) • Solid Surface Counters • Storm Door(s) • Tile Flooring • Washer Hookup • Window Unit(s) • Wired for Data

### EXTERIOR

Asphalt • Attached • Back Yard Fencing • Block Foundation • Brick Exterior • Covered Porch/Patio • Driveway • Front Porch • Garage(s) • Level Lot • Ranch • RV Parking • Shed(s) • Shingle Roof • Sloped Lot • Storage • Workshop

### OTHER

Above Average Condition • Average Condition • Cable Connected • Electricity Connected • Fiber Connected • Public Sewer • Public Water • Sewer Connected • Water Connected

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10003598