# 18348 Buffalo Pond Road, Bristol, VA 24202

**$584,900** · MLS #9993958 · 3 bed / 2 bath · brphomes.com/mls/9993958




| 3 | 2 | 2,694 | 2007 | 1.94 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 2007
**Lot Acreage:** 1.94
**Fireplaces:** 1
**Above Grade Sq Ft:** 2,694
**Lot Dimensions:** 1.9 Acres+/-

**City Taxes:** $0
**County Taxes:** $1,595.30
**Basement Sq Ft:** 0
**Garage Sq Ft:** 576
**Elementary School:** Valley Institute
**Middle School:** Wallace
**High School:** John S. Battle

## Description

Tucked away on 1.9 acres in the county--yet just minutes from everything Bristol has to offer--this exceptional, fully updated home delivers the perfect blend of privacy, comfort, efficiency, and true self-sufficiency, all framed by a million-

dollar mountain view! Gently used as a second home, this property has been exceptionally maintained and thoughtfully improved throughout. From the moment you arrive, you'll notice the peaceful setting and breathtaking mountain views surrounding the home, best enjoyed from the expansive wraparound covered front porch--complete with aluminum ceilings and dual fans for year-round comfort. New TimberTech front steps, along with a new TimberTech back deck and steps, add durability and low-maintenance outdoor living. Inside, the home offers effortless main-level living with 3 spacious bedrooms, 2 full bathrooms, and additional finished space upstairs ideal for a home office, guest space, or flex area. A new barn door provides access to the two finished rooms in the upstairs attic area, while substantial unfinished attic space offers exceptional storage and exciting potential for future use. At the heart of the home is a thoughtfully upgraded kitchen featuring custom cherry cabinetry, new granite countertops, a beautiful glass tile backsplash, new farmhouse sink and Delta faucet, custom pantry door, new glass panels in select cabinetry, and brand-new top-of-the-line appliances--including a convection/air fry oven. Hardwood and stone tile flooring, crown molding, recessed lighting, fresh paint throughout, and brand-new high-end carpet create a beautifully updated and move-in-ready interior. The main-level primary suite offers a private retreat with a spacious layout, walk-in closet, and spa-like bath featuring a jetted tub and tiled walk-in shower. Every bedroom includes its own walk-in closet, providing abundant storage throughout. Additional conveniences include main-level laundry, washer and dryer conveying, and two refrigerators. One of the most impressive features of this property is its remarkable energy efficiency. The home is equipped with a FULLY OWNED whole-house solar system paired with TWO backup batteries, providing energy independence and peace of mind. A new energy-efficient hybrid HVAC system and solar-compatible hybrid electric water heater further enhance efficiency. Based on seller-provided utility history, electric bills have averaged approximately $9 PER MONTH--an extraordinary benefit for the next owner! The crawl space has been fully encapsulated and includes a dehumidifier and sump pump system, adding another layer of care, protection, and peace of mind. Outside, the property continues to impress with a custom greenhouse, never-used custom chicken coop, and raised garden bed with protective screening--an incredible setup for gardening and anyone looking to embrace a more sustainable, self-sufficient lifestyle. Additional exterior improvements include new gutters and downspouts with gutter guards, new storm doors at both the front and rear entrances, two new steel garage doors, and quiet LiftMaster garage door openers. Security and convenience have also been thoughtfully addressed with seven exterior color security cameras featuring lighting and phone-app accessibility, along with an indoor TV monitoring system. Additional updates include built-in blinds, all new ceiling fans throughout the rooms, new chair-height toilets, fresh interior paint from top to bottom, and numerous additional improvements that demonstrate the level of care and investment throughout this property. Private, beautifully updated, remarkably efficient, and gently used as a second home, this property offers far more than a place to live--it offers a lifestyle. With nearly two acres, sweeping mountain views, extensive upgrades, exceptionally low reported electric costs, outdoor sustainability features, abundant storage, and room to grow, this Bristol property truly stands apart.

## Features & Amenities

### INTERIOR

Bonus Room • Carpet Flooring • Crawl Space Foundation • Dishwasher • Dryer • Drywall Walls • Electric Dryer Hookup • Electric Range • Fireplace Heating • Generator • Granite Counters • Hardwood Flooring • Heat Pump • Insulated Windows • Kitchen/Dining Combo • Living Room Fireplace • Microwave • Pantry • Primary Downstairs • Refrigerator • Smoke Detector(s) • Soaking Tub • Solar Heating • Storage Attic • Storm Door(s) • Sump Pump Basement • Tile Flooring • Two-Level • Washer • Washer Hookup

### EXTERIOR

Garage Door Opener • Greenhouse • Landscaping • Mountain(s) View • Porch • Poultry Coop • Shingle Roof • Steep Slope Lot • Stone Exterior • Vinyl Siding Exterior

### OTHER

Above Average Condition • Public Water • Septic Tank Sewer

Listing courtesy of The Addington Agency Bristol

SCAN TO VIEW ONLINE
brphomes.com/mls/9993958