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# 2327 Dry Creek Road, Blackwater, VA 24221

**$275,000** · MLS #9997174 · 2 bed / 1 bath · brphomes.com/mls/9997174




| 2 | 1 | 1,460 | 1967 | 65.2 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 1967
**Lot Acreage:** 65.2
**Above Grade Sq Ft:** 960
**Lot Dimensions:** see acreage
**City Taxes:** $0
**County Taxes:** $750.75
**Basement Sq Ft:** 500
**Garage Sq Ft:** 576
**Garage Spaces:** 2
**Elementary School:** Duff-Pattnsvlle
**Middle School:** Rye Cove
**High School:** Rye Cove

## Description

Mountain Retreat on 65± Acres in Southwest Virginia! Discover your own private mountain getaway in the heart of Southwest Virginia, just outside of Duffield. Nestled among

mature fruit trees and bordered by a peaceful flowing stream, this charming cottage offers the perfect blend of privacy, natural beauty, and endless potential.
The inviting home features a welcoming wraparound porch, partially screened, where you can relax and enjoy the sights and sounds of the mountains. Inside on the main level, you'll find a spacious kitchen, comfortable living area, and two bedrooms and 1 full bath. (And hardwood under the carpet!) A partially finished basement provides additional space for hobbies, storage, or future expansion, and includes the laundry area. A detached garage offers room for vehicles, equipment, or a workshop.
The surrounding 65± acres create an outdoor enthusiast's dream. Mostly wooded with mountain terrain, the property includes a barn, an old logging road that winds through the acreage, and a leveled area toward the top with potential for recreation, hunting, camping, or taking in the breathtaking mountain views. An additional homesite is already in place where a manufactured home once stood, complete with a second septic system, providing flexibility for guests, multi-generational living, or future development. The property is also served by public water, a rare and valuable feature for a mountain property. The spring box that was used before public water was in place can be found up the logging road.
Whether you're searching for a Virginia mountain retreat, recreational land, weekend getaway, or a private year-round residence with acreage, this picturesque property offers a unique opportunity to enjoy the peace and beauty of mountain living while remaining not too far from town amenities.
Come experience the serenity, privacy, and possibilities that await in this special Southwest Virginia mountain escape. Square footage is estimated, information herein deemed reliable but not guaranteed, buyer or buyer agent to verify.

## Features & Amenities

### INTERIOR

Block Basement • Bonus Room • Carpet Flooring • Concrete Basement • Eat-in Kitchen • Electric Dryer Hookup • Electric Range • Exterior Entry Basement • Laminate Counters • Oil Heating • One-Level • Paneling Walls • Pantry • Partially Finished Basement • Refrigerator • Vinyl Flooring • Walk-Out Access Basement • Washer Hookup • Window Unit(s) • Wood Stove Heating • Workshop • Workshop Basement

### EXTERIOR

Aluminum Siding Exterior • Barn(s) • Cottage • Creek/Stream View • Deck • Detached • Garage(s) • Gravel • Level Lot • Metal Roof • Mountain(s) View • Mountainous Lot • Part Wooded Lot • Porch • Screened • Side Porch

### OTHER

Average Condition • Cable Available • Electricity Connected • Public Water • Rec Right of Way Easements • Septic Tank Sewer • Spring Water • Water Connected

Listing courtesy of Southern Dwellings

SCAN TO VIEW ONLINE
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