21570 Alvarado Road, Abingdon, VA 24211

$325,000 · MLS #9997771 · 3 bed / 2 bath · brphomes.com/mls/9997771



3	2	2,160	1998	0.5
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1998
Lot Acreage: 0.5
Fireplaces: 0
Above Grade Sq Ft: 2,160
Lot Dimensions: ~0.5

City Taxes: $0
County Taxes: $1,934.39
Basement Sq Ft: 0
Garage Sq Ft: 374
Garage Spaces: 1
Elementary School: Rhea Valley
Middle School: Damascus
High School: Holston

Description

Imagine owning this tastefully updated cottage nestled between the South Fork Holston River and the Virginia Creeper Trail at Trestle #13, just upstream from historic Alvarado Station and Park. Located approximately midway between

historic downtown Abingdon and Damascus--"The Friendliest Town on the Appalachian Trail"--this remarkable property offers an exceptional combination of tranquility, outdoor recreation, income potential, and investment flexibility. The Virginia Creeper Trail transects the property, while river frontage along the South Fork Holston provides direct access to kayaking, tubing, canoeing, trout fishing, and peaceful riverside relaxation just steps from your front door. From your back door, bike or hike the Creeper Trail to the Appalachian Trail, with adventures stretching all the way from Georgia to Maine. Panoramic mountain views, the soothing sounds of the river, and the surrounding natural beauty create a setting that is both inspiring and restorative. More than simply a home, this is a lifestyle. Whether you're enjoying your morning coffee on the front porch overlooking the river, getting lost in a favorite book, or spending the day exploring the outdoors, every moment here offers a sense of peace that's increasingly difficult to find. Outdoor enthusiasts will appreciate the property's proximity to Jefferson National Forest, South Holston Lake, Grayson Highlands State Park, Hungry Mother State Park, The Channels Natural Area Preserve, South Holston Dam, Bristol Caverns, and countless opportunities for hiking, biking, fishing, hunting, paddling, and exploring Southwest Virginia's spectacular mountain landscape. Since acquiring the property, the current owners have made extensive improvements, tastefully remodeling the home and successfully operating it as a short-term vacation rental. The combination of South Fork Holston River frontage, direct Virginia Creeper Trail access, established Airbnb income, tourism appeal, and exceptional versatility makes this a truly rare opportunity. The manufactured home (on a permanent foundation) will convey with approximately 2 acres, including river frontage, to be surveyed from the larger parent tract prior to closing. Seller will provide the survey before settlement, and the sale is contingent upon creation of the parcel in accordance with applicable local requirements. For buyers seeking even greater possibilities, this home may also be purchased as part of the adjoining 45-acre Heartwood Farm property (see the 21560 Alvarado Rd listing), offering additional homes, barns, open fields, woodlands, and extraordinary development and investment potential. Don't miss this opportunity to own a property where natural beauty, recreation, and investment come together in one unforgettable setting--a landscape that's truly good for the soul.

Features & Amenities

INTERIOR

Crawl Opening Attic • Custom Walls • Dishwasher • Dryer • Eat-in Kitchen • Electric Dryer Hookup • Electric Range • Garden Tub • Heat Pump • Insulated Windows • Laminate Counters • Laundry • Luxury Vinyl Flooring • Microwave • One-Level • Primary Bedroom • Refrigerator • Remodeled • Smoke Detector(s) • Walk-In Closet(s) • Washer • Washer Hookup

EXTERIOR

Cleared Lot • Composition Roof • Double Wide • Driveway • Fishing • Front Porch • Garage Door Opener • Garage(s) • Gravel • Lake • Landscaping • Level Lot • Park • River Front • Rolling Slope Lot • Vinyl Siding Exterior

OTHER

Cable Available • Electricity Connected • Public Water • Septic Tank Sewer • Updated/Remodeled Condition • Water Connected

Listing courtesy of Highlands Real Estate Sea Glass

SCAN TO VIEW ONLINE
brphomes.com/mls/9997771