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# 463 Magnolia Drive, Bristol, VA 24201

\$259,900 · MLS #9999570 · 2 bed / 2 bath · [brphomes.com/mls/9999570](https://brphomes.com/mls/9999570)



**2**  
BEDS

**2**  
BATHS

**1,252**  
SQ FT

**2026**  
YEAR BUILT

## Property Facts

**Property Type:** Residential

**Sub Type:** Single Family Residence

**Status:** Active

**Year Built:** 2026

**Above Grade Sq Ft:** 1,252

**Lot Dimensions:** 27x226x26x229

**City Taxes:** \$0

**County Taxes:** \$0

**Basement Sq Ft:** 0

**Garage Sq Ft:** 0

**Elementary School:** Virginia Primary

**Middle School:** Virginia

**High School:** Virginia

## Description

Welcome to this brand-new, thoughtfully designed 2-bedroom, 2-bath home offering elevated finishes and easy one-level living. The open-concept floor plan features tall ceilings and abundant natural light, creating a bright and spacious feel throughout.

Higher-end finishes include custom tile showers, quartz countertops, Andersen windows, and stylish board-and-batten siding. Both bedrooms are generously sized with walk-in closets, and the home's clean, timeless design makes the most of every square foot.

Built with intention by a well-known local contracting company, this home combines quality craftsmanship, modern finishes, and a functional layout designed for comfortable everyday living.

Seller is owner/agent.

Features & Amenities

INTERIOR

Drywall Walls • Heat Pump • Kitchen Island • Luxury Vinyl Flooring

EXTERIOR

Asphalt Roof • Cottage • Level Lot • Sloped Lot • Vinyl Siding Exterior

OTHER

New Construction Condition • Public Water

Listing courtesy of American Realty



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