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# 821 South Beaver Dam Avenue, Damascus, VA 24236

**$359,900** · MLS #10001821 · 2 bed / 2 bath · brphomes.com/mls/10001821




| 2 | 2 | 1,253 | 1947 | 0.3 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 1947
**Lot Acreage:** 0.3
**Fireplaces:** 1
**Above Grade Sq Ft:** 1,253
**Lot Dimensions:** 78' x 157' x 96' x 200'

**City Taxes:** $636.64
**County Taxes:** $595.12
**Basement Sq Ft:** 0
**Garage Sq Ft:** 0
**Elementary School:** Rhea Valley
**Middle School:** Damascus
**High School:** Holston

## Description

Experience the energy and outdoor lifestyle of Damascus from this charming cottage nestled in one of the best locations in town! Ideally located within walking distance of the Virginia Creeper Trail, Appalachian Trail, town park, downtown

shops, and restaurants, this property offers an exceptional opportunity to enjoy one of Southwest Virginia's most vibrant mountain communities. This home offers a rare balance of peace and proximity--the dead-end street and surrounding forest create a haven of peace in the heart of town!

As you arrive, the front lawn has been transformed into a sunlit garden, filled with wild flowers, berries, and raised beds. In spring and summer, the garden is a kaleidoscope of color and a haven for pollinators. The one-level home was extensively renovated in 2017 creating a welcoming, open floor plan with a generously sized kitchen featuring custom cabinetry, granite counter tops, ample natural light and access to the private rear patio. The adjoining family room is a cozy place to watch the game or read a book by the fireplace. The full hall bathroom was completely renovated with neutral tile and finishes and a guest bedroom, currently utilized as an office, has convenient access to the hall bath. A primary suite offers plenty of space for a king-sized bed and the renovated, attached bathroom also offers convenient laundry access. Through the primary bedroom, an additional flex space with a door to the back yard, provides the perfect opportunity for an office, art studio, den, or additional sleeping quarters.

The back yard is where this home really shines! The surrounding forest creates a private and peaceful sanctuary, which is hard to find in an in-town property. The yard is anchored by a patio, which is the ideal spot for morning coffees, evenings around a campfire, or meals gathered around a table with those who matter most. Soak in the hot tub after a day on the trail under the warm glow of string lights.

The thoughtful renovations throughout create a comfortable interior that is ready to enjoy. Whether your perfect day includes biking the Creeper Trail, hiking the surrounding mountains, exploring downtown, attending one of Damascus' festivals, or simply relaxing at home after a day outdoors, this location puts it all within easy reach.

With its combination of an updated home, walkable location, and access to some of the region's best outdoor recreation, 821 S Beaver Dam Avenue offers more than a place to live--it's your chance to slow down and embrace the unique Damascus lifestyle.

## Features & Amenities

**INTERIOR**

Bar • Crawl Opening Attic • Crawl Space Foundation • Dishwasher • Double Pane Windows • Drywall Walls • Gas Log Fireplace • Gas Range • Granite Counters • Hardwood Flooring • Heat Pump • Living Room Fireplace • One-Level • Primary Bathroom • Primary Bedroom • Refrigerator • Remodeled • Storm Door(s)

**EXTERIOR**

Back Yard Fencing • Cleared Lot • Cottage • Driveway • Flood Zone Lot • Front Porch • Full Fencing • Garden • Gravel • Metal Roof • Mountain(s) View • Outbuilding • Ranch • Rear Patio • Rolling Slope Lot • Spa/Hot Tub • Vinyl Siding Exterior

**OTHER**

Above Average Condition • Public Sewer • Public Water

Listing courtesy of Holston Realty, Inc.

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