

MLS #: RS31555A (Active) List Price: \$475,000 22326 CAMPBELL HOLLOW RD ABINGDON, VA 24211



STYLE: Contemporary
OF STORIES: 2+
BEDROOMS: 3
FULL BATHS: 2
HALF BATH: 0
TOTAL BATHS: 2
TOTAL FINISHED SQFT: 1722
APX YEAR BUILT: 1975
APX TOTAL ACREAGE: 80
COUNTY TAXES: 2683.66
TOWN TAXES:
TAX YEAR: 2010
ASSOCIATION FEE: NONE

COUNTY: WASHINGTON
AREA: Abingdon
SUBDIVISION: NONE
ELEMENTARY SCHOOL: RHEA VALLEY
MIDDLE SCHOOL: DAMASCUS
HIGH SCHOOL: HOLSTON
WATER FRONT: CREEK
ZONING: A1
LOT DIMENSIONS: 80
LOT NUMBER: 169-A-75, 76
DEED BOOK/INSTRUMENT: 100005682
DEED PAGE: 0
TAX MAP #: 169-A-75, 169-A-76

LOT DESCRIPTION: Level, Rolling/Sloping, View
LANDSCAPING: Mature Trees
EXTERIOR AMENITIES: Gravel Driveway, Horses Allowed, Out Buildings
PORCH/PATIO: Balcony, Porch Covered

	Lvl:	Dimensions:		Lvl:	Dimensions:
Living Rm:	1	20 x 16	Mstr Bedroom:	1	14 x 13
Dining Rm:			Bedroom 2:	2	14 x 12
Great Rm:			Bedroom 3:	2	16.5 x 13.5
Den/Family Rm:			Bedroom 4:		
Kitchen:	1	20 x 9	Bath:	1	9 x 4.5
Breakfast Rm:			Bath 2:	2	11 x 6
Laundry:	1	10 x 9	Bath 3:		
PORCH	1		1/2 Bath:		
BALCONY	2	20 x 6	Extra:		

FIREPLACE: Yes **FIREPLACE DETAILS:** Flue, Free Standing, Wood Burning
1ST FLOOR SQFT: 1092 **2ND FLOOR SQFT:** 630 **3RD FLOOR SQFT:** 0
BASEMENT: No **BSM T FINISHED SQFT:** 0 **BSM T UNFINISHED SQFT:** 1092
OTHER SQFT: 0 **TOTAL UNFINISHED SQFT:** 1092 **# ABOVE GRADE ROOMS:** 5
CAR STORAGE SQFT: 0 **GARAGE CAPACITY:** 0 **GARAGE TYPE:** Drive Under, Other-See Remarks
INTERIOR CONDITION: GOOD **EXTERIOR CONDITION:** GOOD

INTERIOR AMENITIES: Ceiling Fan(s), Dry Wall, Hardwood Floor, Smoke Detector, Tile Floors

APPLIANCES: Range/Oven, Refrigerator, Washer, Dryer

EXTERIOR: Other-See Remarks

ROOF: Metal

BASEMENT/FOUNDATION: Block

WINDOWS: Insulated

WINDOW TREATMENTS: Blinds, Curtains, Drapes, Rods

INTERNET AVAILABILITY: Satellite Receiver

HEATING: Central, Heat Pump

COOLING: Central Air, Heat Pump

WATER HEATER: Electric

WATER SUPPLY: Public Available, Well Private

SEWER: Septic

GAS: None

HOA INCLUDES: None

DIRECTIONS: FROM EXIT 19 OF I-81 TAKE US 58 EAST TOWARD DAMASCUS FOR ABOUT 5 MI. TURN RIGHT ON CO RD 722/ OSCEOLA RD. GO ABOUT 1.7 MI. CONTINUE ONTO ALVARADO RD/CO RD 710 FOR APPROX 1.7 MI. TURN LEFT ON ALVARADO RD/CO RD 711 AND GO .5 MI. KEEP RIGHT AT THE FORK AND CONTINUE ONTO CAMPBELL HOLLOW RD/CO RD 810 FOR ABOUT .7 MI. PROPERTY WILL BE ON THE RIGHT.

PUBLIC REMARKS: HOME AND 80 AC IN DESIRABLE ALVARADO AREA. ON STATE MAINTAINED ROAD WITH GREAT DEVELOPMENT POTENTIAL. STREAM MEANDERS THROUGH THE TRACT. ADDITIONAL BUILDINGS INCLUDE OLD HOME, BARN, AND SHED. MOSTLY OPEN LAND WITH GENTLE ROLLING HILLS. VERY PRIVATE LOCATED AT END OF CAMPBELL HOLLOW ROAD IN ALVARADO. HOME HAS BEEN PARTIALLY UPDATED AND HAS GREAT POTENTIAL. OCCUPIED AND SHOWN BY APPOINTMENT ONLY.

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Damascus Realty, LLC

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Information Herein Deemed Reliable but Not Guaranteed
