

## PROPERTY DESCRIPTION

**210 Silverleaf Road S.E., Floyd, Virginia, 24091**

**For sale: \$895,000**

**Main house:**

Bedrooms: 5

Bathrooms: 3

Main house sq.ft: 3,218

**Lot size: 74.469 acres** (2 parcels: 67.518 + 4.951)

**Other buildings:**

Guest house: 1,050 sq. ft.

Studio/possible living area – 1<sup>st</sup> floor: 690 sq.ft.

Studio/possible living area – 2<sup>nd</sup> floor: 1,269 sq.ft.

Workshop/storage room: 352 sq.ft.

Barn #1: 3,000 sq. ft.

Barn #2: 1,770 sq. ft.

**Amenities:**

- SETTING:
  - Ultra private and secluded
  - Unusually peaceful, natural surroundings
  - Large areas of open, cleared fields
  - Spectacular 270 degree views of Blue Ridge's gently rolling landscape
  - Consistently stunning sunsets
- MAIN HOUSE AMENITIES:
  - Open beam ceilings in living room, dining room and kitchen
  - Huge master bedroom suite (28 ft by 12 ft) with walk-in closet
  - Jacuzzi tub in master bathroom

Continued...

- Gourmet kitchen with granite countertops, gas stove (Thermador Masterpiece Five burner) and Verona Pro gas oven.
- South facing sun room adjacent to living room (8 ft. x 27 ft.) for relaxing and/or winter gardening
- Top of the line Buck wood stove (Model 91) in living room
- 2 bedrooms on main level
- 2 bedrooms on lower level, one with cedar lined walk-in closet
- 2 Bonus rooms on lower level
- HVAC system in main house provides heating and air conditioning

## MAIN HOUSE MEASUREMENTS

Sunroom. 27'8" x 7'7"

Living room 26' x 14'

Dining room & kitchen area 14'2" x 23'9"

Hallway 9'6" x 3'1.5"

First bathroom 10'4" x 7'6"

Bedroom 13'10"x 11'10" Closet 25"x 46"

Bedroom 11'8" x 11'4" Closet 24"x48"

Stairway to basement. 39"x5'6" 7'9"x37"

Closet 4'8"x4'4"

Main room in basement 15'5"x13'

Bathroom in basement 7'7" x4'10"

Laundry room 7'7"x 9'7"

Bedroom 11'1"x11'5"

Bedroom 12'11"x12'9" closet 5'11"x6'6"

Room going outside 12'5" x 12'8"

Hallway & furnace room 6'x8'

Pantry 13'x13'3"

Stairway to Master bedroom 3'2" x5'

Master bedroom 28'x11'8"

Hallway & master bedroom closet 10'4" x 8'

Master bedroom 11'8" x 10'5"

Hallway to upstairs office 20'x3'7"

Office 14'3" x 11'8"

- GUEST HOUSE – B&B:
  - Easily as an income generating B&B
  - Large main floor room, kitchen and hidden laundry area (25' x 23')
  - Radiant heating in main level floor
  - Wood fire stove in living room
  - Large upstairs master suite (19' x 25') with walk-in closet and bathroom
  - Spectacular views to the West
  
- STUDIO – FIRST FLOOR
  - 690 sq. ft. of work/play/living space
  - Possible future B&B living area and kitchen
  - Wall to wall carpet under wall to wall protective drop cloths
  - Possible future living room and kitchen area
  - Propane stub out under sink for possible future cooktop stove
  - On demand propane water heater
  - Walls in studio are insulated with 4 inches of open cell foam and R-19 fiberglass batts; studio floor and ceiling insulated with R-19 fiberglass batts
  - Propane wall heater is very efficient because studio is so heavily insulated

- STUDIO – SECOND FLOOR
  - 1,269 sq. ft.
  - Plumbing stub outs for full bathroom
  - Two possible future bedrooms
  - Possible future B&B bedrooms
- FULL SPECTRUM LIGHTING
  - Full spectrum lighting throughout main house, guest house and studio
  - Full spectrum lighting has been shown to improve: mood, productivity, mental awareness, plant growth and SAD (seasonal affective disorder)
- OFF-GRID FREEDOM WITH SOLAR AND WIND POWER:
  - State-of-the-art, off-the-grid solar and wind turbine system installed in 2011 (\$85,000)
  - Optional grid connection to Appalachian Power via circuit breaker
  - 10 kilowatt propane powered back-up generator
  - 1,000 gallon propane tank powers emergency generator: provides gas to various gas powered devices in the main house (including outside outlet for deck barbeque), guest house and art studio
- WOOD STOVE WATER HEATER:
  - 130,000 BTU Hardy “H-4” wood stove
  - 130 gallon storage capacity
  - Can provide hot water for main house HVAC system and/or for the guest house’s radiant floor heating system
  - Water storage tank in stove also doubles as a tank to store/circulate hot water from the solar water heating panels that are located on roof of guest house
- HIGH SPEED INTERNET AND CABLE TV:
  - High speed “copper” DSL and cable TV connection through Citizens Cable
- FIREWOOD STORAGE:
  - Large, covered firewood storage area for wood stoves
- ORGANIC GARDENING:
  - Thriving organic garden – 44 ft. by 56 ft.
  - 122 lineal feet of 18 inch high, raised beds
  - Fenced to keep deer and other critters out
- RAIN CATCHMENT:
  - Emergency rain catchment system for garden watering
- FOUR SPRINGS:
  - Four natural water springs on property
  - One of the springs has been developed and continuously flows at 5 gallons per minute through a 1,000 gallon holding tank

- The water from that tank is pumped to the main house, guest house, studio and multiple yard hydrants
  - This spring water tastes great
- TWO WELLS:
  - The property has two wells. One is located near the main house; the other near the lower barn (“barn #1”)
- BACK UP WATER OPTIONS:
  - Redundant water system: house, guesthouse and art studio have option of running on either spring water or well water.
- ORCHARD:
  - Established 44 tree fruit orchard
  - Varieties: apple, peach, pear nectarine, cherry, blueberry and blackberry.
  - 12 ft. electric deer fencing
- NATURE TRAILS:
  - Multiple nature trails throughout property
- LIVESTOCK POSSIBILITIES:
  - Fenced corrals and large grazing areas for horses and/or other livestock
  - 180 ft. x 100 ft. level, open area for horse rink
  - Two enclosed barns
- CHICKEN COOP:
  - Ready to go chicken coop
  - Lights and electric outlets
  - Nest/egg access from outside coop
  - Attached lawn equipment storage shed

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