

**UPDATED!! 35.75 Acres With Custom Home and
Mountain Views For Sale in Botetourt County, VA!
80 Oriskany Square
Eagle Rock, VA 24085**

\$1,150,000
35.750± Acres
Botetourt County



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Eagle Rock, VA / Botetourt County

SUMMARY

Address

80 Oriskany Square

City, State Zip

Eagle Rock, VA 24085

County

Botetourt County

Type

Hunting Land, Recreational Land, Residential Property,
Timberland, Horse Property, Single Family

Latitude / Longitude

37.617637 / -79.986238

Dwelling Square Feet

6071

Bedrooms / Bathrooms

5 / 4

Acreage

35.750

Price

\$1,150,000

Property Website

<https://www.mossyoakproperties.com/property/updated-35-75-acres-with-custom-home-and-mountain-views-for-sale-in-botetourt-county-va-botetourt-virginia/79099/>



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PROPERTY DESCRIPTION

For immediate assistance with this listing call Joel Hoeffner at [540-494-4070](tel:540-494-4070).

This beautiful Alleghany Mountain Estate boasts a 6,000+ sq. ft. custom home featuring 5 bedrooms and 4 baths, detached 3 bay garage/shop with additional living space, equestrian pastures with run in sheds, panoramic mountain views, and borders the Jefferson National Forest! Call Joel Hoeffner at [540-494-4070](tel:540-494-4070) to schedule a showing today!

Nestled in the heart of the Alleghany Mountains, this custom 6,000+ sq. ft. estate on 35.75 scenic acres offers panoramic mountain views and ultimate privacy. Perfect for entertaining and hosting, this 5-bedroom, 4-bathroom home provides rustic charm and modern amenities. The main living area at the heart of the home offers a beautiful gourmet kitchen, featuring stainless steel appliances, a Jenn Air 6-burner cooktop, island, and ample counter space. The adjacent spacious living room, with cathedral ceiling and fireplace, seamlessly flows onto multiple decks and a screened-in porch with fireplace that offers the perfect place to unwind and soak in the fresh mountain air. This level also provides a guest bedroom, full bath and two master suits with large walk-in closets, an expansive bathroom with shower, jetted tub and separate vanity areas. The upper level of the home contains a loft overlooking the main living area, full bath and two bonus rooms that provide additional space for guests or hobbies. The lower level of this home offers a spacious den, office, two guest bedrooms and full bath. From this level you can also step outside to a 1900+ sq. ft. covered patio that is perfect for taking in the scenery and outdoor gatherings. Heating for the entire home is provided by two heat pumps, but there's also additional supplemental base board on the lower level and multiple fireplaces and wood stoves throughout the home that can provide extra cozy wood fire warmth on those chilly mountain nights.

Additional amenities include Lumos fiber internet, an attached carport, a detached 3-bay garage/shop with a kitchen, bathroom, and second-story living space. The shop area also has an expansive pole barn area for equipment and storage, a fenced garden area and RV hookup with electric, water, and sewer. Fully equipped for livestock or horses, this estate includes pastures with run-in sheds and utilities prepped for a future barn build.

With thousands of acres of Jefferson National Forest as your backyard to explore and recreational hotspots all around, this property is the ultimate escape for nature lovers, anglers, paddlers, and hunters alike. The land surrounding the home is perfect habitat for wildlife. The rolling pastures, planted Loblolly Pine, hardwood timber, laurel thickets, and mountain stream provide all the necessary elements and hunters will find abundant deer, bear, and turkey roaming the surrounding forests, making this an exceptional retreat for sportsmen. Public access to Craig Creek is just steps away from this property. This beautiful winding creek offers great paddling and fishing opportunities for Trout and Small Mouth Bass. Nearby, the Craig Creek and Roaring Run Recreation Areas provide even more opportunities for hiking, fishing, swimming, viewing cascading waterfalls, and picnic areas. The James River is also just a few miles away and is a phenomenal fishery for Bass, Catfish, Muskie, Crappie and Panfish. This stretch of the James River is a favorite destination for kayakers, canoeist and tubing because of the mild rapids and the breathtaking views that can be taken in as the river winds through the Alleghany and Blue Ridge Mountains. For hikers, cyclists, and equestrians the Craig-Botetourt Scenic Trail runs through the front of this property and stretches 26 miles from New Castle to Eagle Rock, offering additional opportunities to explore and enjoy the region's stunning landscapes.

While this estate offers total privacy, it is also located near essential amenities. The town of Fincastle is just 20 minutes away, Daleville Town Center is 25 minutes and the City of Roanoke can be reached in 45 minutes. Here you can enjoy shopping, movies, concerts, sporting events, historical sites, wineries, breweries and unlimited dining opportunities.

Whether you're looking for a private getaway, an equestrian retreat, or a dream home for entertaining, this mountain estate has it all and is a gateway to Virginia's best outdoor experiences. Don't miss this rare opportunity to own a piece of Virginia's mountain paradise!

Showings for this mountain estate are happily provided to qualified buyers. All showings are by appointment only and a Mossy Oak Properties agent must accompany all visitors.

For more information on this and other land for sale in Botetourt County, contact Joel Hoeffner at [540-494-4070](tel:540-494-4070) or by email at jhoeffner@mossyoakproperties.com, or visit landandfarmsrealty.com



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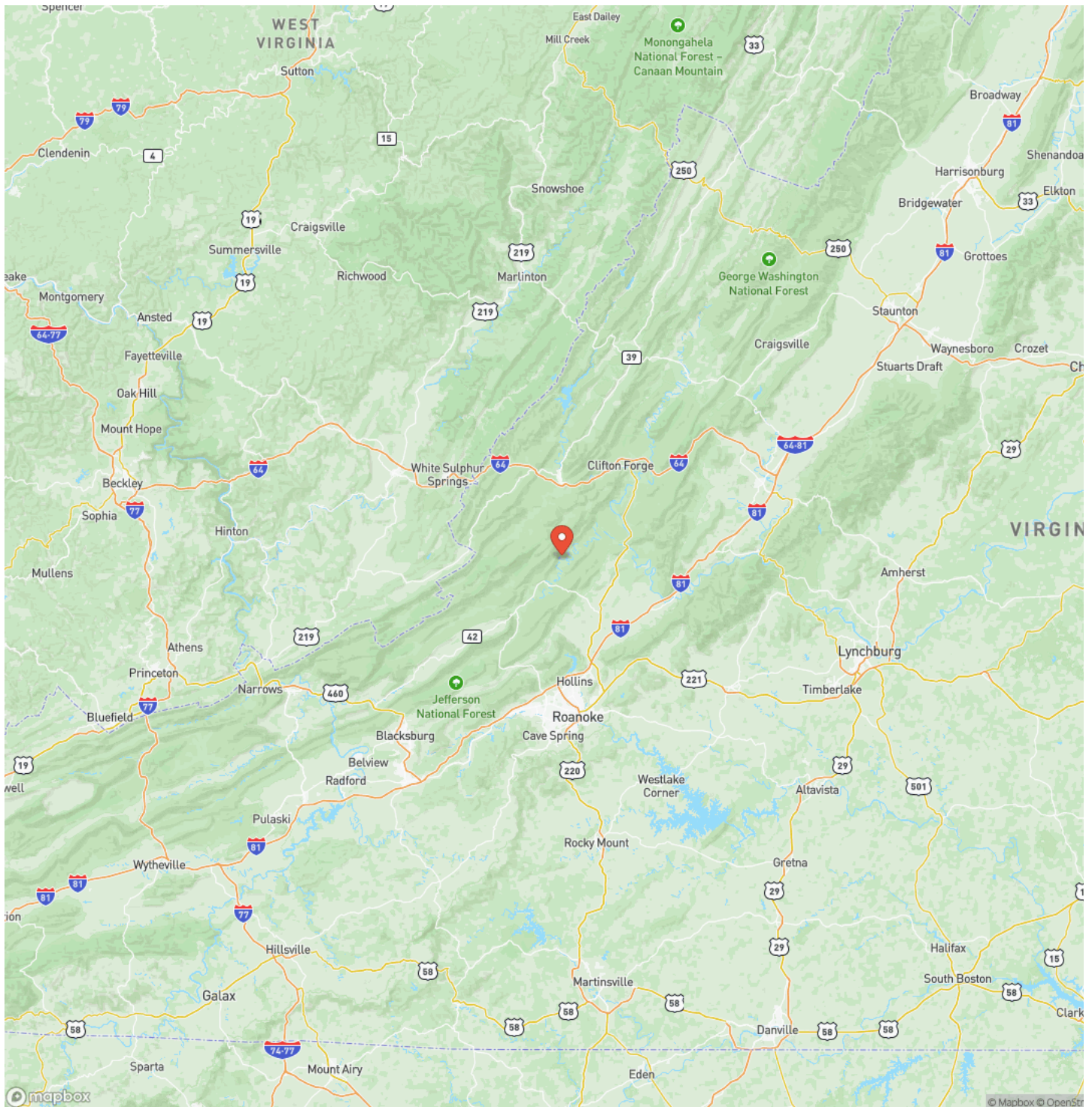


Locator Map



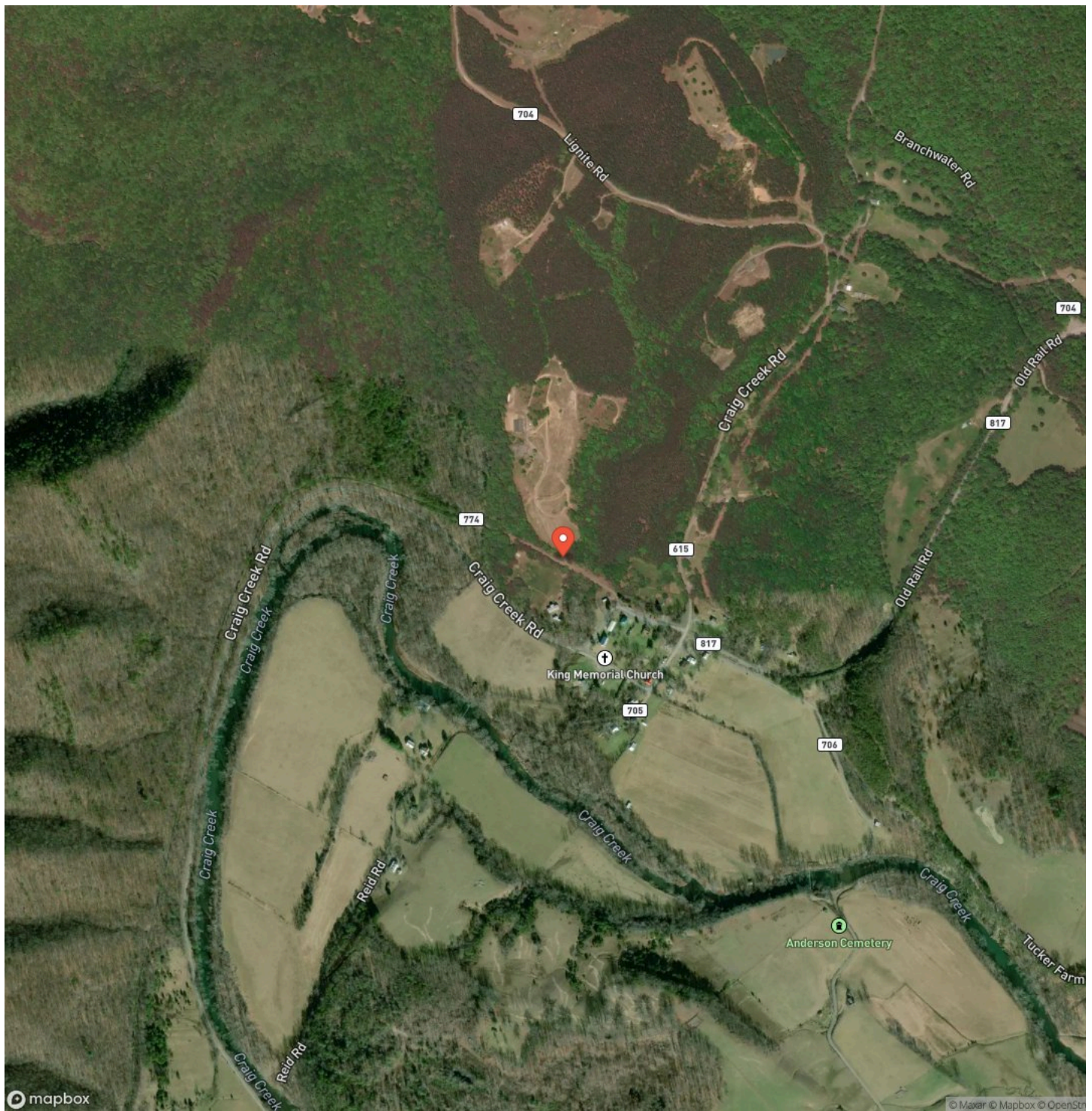
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Locator Map



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Eagle Rock, VA / Botetourt County

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Joel Hoeffner

Mobile

(540) 494-4070

Email

jhoeffner@mossyoakproperties.com

Address

601 N Mechanic Street Suite 310

City / State / Zip

NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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