

DETAILED PROPERTY DESCRIPTION

1675 Sandy Flats Rd SE, Floyd VA 24091

This private and secluded country estate consists of a 2,752 SF custom ranch-style home situated on 82.95 acres in beautiful Floyd County, Virginia. The external cedar-sided is complimented by a stone veneer around the foundation. The metal roof added in when the addition was completed is further enhanced with commercial-size gutters and gutter guards. All the windows and doors in the house have been updated with Window World replacements. The great room, three bedrooms, and bedroom closets all have cedar tongue and groove walls. Flooring throughout the house is ¾" finished hardwood. The initial stage of the home was originally built in 1987, with extensive renovations and addition added in the last ten years. In 2009, a 1,248 SF addition with 10' ceilings was added to create a spacious great room, master suite, and a 1,456 SF attached three-car garage. The great room addition includes a beautiful fireplace with gas logs that can be easily converted back to wood burning. Within the great room, there is a prep-sink area that contains a companion Whirlpool upright freezer and refrigerator. The master suite has its own fireplace with gas logs, a large bathroom with a tiled shower, a large walk-in cedar closet, and a laundry area with front-loading Kenmore companion washer and dryer. The attention to detail in the homes' craftsmanship and structural soundness is exceptional. Many of the recent upgrades include a total renovation of the two bathrooms in the original part of the house, which included upgraded tiled showers, custom-built Hickory vanities, and custom mirrors. The kitchen comes complete with beautiful custom cabinets, Corian countertops, 2021 new electric Whirlpool cooktop, Whirlpool self-cleaning double ovens, Bosch dishwasher, Samsung refrigerator/freezer, Whirlpool trash compactor, and, Panasonic Microwave. The double patio doors in the kitchen lead out to the recently renovated deck which overlooks the expansive back yard and garden area. The backyard has both an above-ground fenced play area as well as a recently added Invisible Fence in-ground dog fence system. The home also has two hardwired security systems: Honeywell camera surveillance with six cameras around the home and driveway and one camera inside and a Lyric Controller alarm system with break-in, fire, and CO2 detection. The house also two independent gas HVAC systems. One system is six years old and the other was replaced in May 2020. The house is served by underground power and two separate 150-amp electric panels. There is also a 25KW Generac, water-cooled whole house generator. There is an unfinished basement with metal shelving for plenty of storage, and a nice, covered porch overlooking the pond adjacent to the home. The dual crawl spaces under the original portion of the house were upgraded by the JES Company in 2020. Each crawl space was completely encapsulated and a "whole house" dehumidifier added. The warranty for the crawl space transfers, along with the five-year annual inspection.

The outbuildings include a fabulous 1,200 SF garage with concrete floor, large overhead door, 18' ceilings with fans, multiple florescent lights and is served by its own hear pump. Off the back of the garage is an attached shop with a concrete floor that has an electric ceiling heater. Off one side of the garage is a small covered shed for equipment or vehicle storage. The other includes a three-bay equipment shed, and the large commercial grade air compressor will convey with the property.

The land consists of two tracts, the main house tract with 30.46 acres and the adjoining 52.49-acre tract purchased in 2012 (total 82.95 acres) and has a separate entrance with road frontage along Sandy Flats Road. Two separate creeks run through the property. The larger creek supplies water to the pond, and the other runs parallel to the driveway of the original tract. and through the larger tract. The land is gentle to rolling topography and mostly all hardwoods. The timber on the 52.49 acres was selectively timbered in early 2000 but still has some mature hardwoods remaining. There are also several trails throughout the larger tract.