

Lakefront Home for Sale on Claytor Lake

Welcome to this stunning lakefront retreat blends contemporary style with cabin charm. The home features 4 bedrooms, 6 baths, and 4,600+ sq ft of living space.

Property Location:
6277 Old Ferry Rd., Hiwassee, VA 24347



Bidding Ends: Thursday, September 26th at 4 PM

VAAuctionPro.com



**Blue Ridge
Land & Auction**

Matt Gallimore, Broker/Auctioneer



LAKEFRONT HOME FOR SALE ON CLAYTOR LAKE

This stunning lakefront retreat blends contemporary style with cabin charm. The home features 4 bedrooms, 6 baths, and 4,600+ sq ft of living space. Whether you are hosting a family reunion, looking for a permanent residence, or running a thriving Airbnb, this versatile home has it all! The multiple living spaces and flexible sleeping arrangements offer comfort and privacy for everyone.

Upon entering the home, you are greeted by the large foyer/breezeway area. The main house portion of the home is separated into 3 levels. The main living area features 2 beds, 2 baths, and a large living room area with a mini kitchenette and panoramic view overlooking the lake. Both bedrooms and living room have vaulted ceilings with exposed wood and beams. The large glass doors open onto the wrap around deck, perfect for simply relaxing and taking in the views. From the main living area step up the spiraling staircase to the loft area, currently serving as a bedroom.



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full
property
details!**





The basement portion of the main house features a large kitchen and dining room area. There is also a 444 sq ft garage perfect for storing your boat during the winter months. The garage opens on to a small drive allowing for convenient access to the boat ramp to get watercraft in and out of the water. There is a large patio area that wraps around the lower level of the home.

Go back to the foyer/breezeway and you will enter the additional living quarters of the home. The ground level portion features a 875 sq ft 2 car garage and a full bath. The upper level has a kitchen area with a living room that overlooks the lake. There is a covered deck great for enjoying morning coffee on. The master suite and ensuite bathroom are also found on this level along with another full bath. Located near the 2 car garage there is an RV hookup complete with 50 amp power and a septic hookup.

The home sits on +/- 1.18 acres with direct access to Claytor Lake. The home is complete with a commercial size whole house 35KW Generac generator that adds peace of mind year round! Property also includes a dock with a portion that covers the boat slip. The boat slip is extra wide allowing space for a tri-tune boat. The dock is complete with composite decking, an upgraded boat lift, and a floating jet ski dock. Enjoy swimming, boating, fishing, kayaking or simply soaking in the sun! Enjoy breathtaking lake views from the expansive decks and patios, which are perfect for entertaining or simply relaxing and taking in the views. Don't miss your chance on this one of a kind home on Claytor Lake!



DIRECTIONS

From Route 100, take Lowmans Ferry Rd across Claytor Lake. Turn left onto Lead Mines Rd, to a left on to Cecil's Chapel Road. Turn left onto Old Ferry Road. Property is on the right. See sign.

BIDDER PACKET

Download Bidder Pack at VAAuctionPro.com for complete information on each offering. Bidder Pack has maps, complete terms and conditions, sample contracts, tax cards and more. Some of the plats in Bidder Pack may have notations and boundaries created by Auctioneer for illustration purposes, however unchanged surveys are in Bidder Pack as well.

TERMS & CONDITIONS

10% Buyer's Premium will be added to final high bid to arrive at contract price. Earnest Money Deposit of \$20,000 is required on the day of sale. Close on or before November 8th, 2024. Subject to seller confirmation. Property sold as is, where is with any and all faults. Buyer is expected to complete their own due diligence before placing a bid. Auction starts ending at 4 PM on September 26th, 2024. Please note that during the last two minutes of bidding, if a new bid is placed, the clock is automatically extended an additional two minutes. Be sure to register to bid early to ensure you receive notifications regarding any changes to the Auction, Bidder Packet and/or Pre-Auction offers received. Download Bidder Information Pack for complete terms and conditions, purchase contract and maps.



ABOUT THIS AREA

Claytor Lake, a stunning 4,500-acre reservoir nestled in the New River Valley, offers a haven for outdoor enthusiasts and nature lovers alike. Surrounded by picturesque mountains and lush forests, this scenic lake provides a tranquil escape from everyday life. Claytor Lake is a popular destination for boating and fishing enthusiasts. Explore the surrounding trails and discover the natural beauty of the area. The lake offers numerous camping opportunities, allowing you to immerse yourself in nature and enjoy the tranquility of the outdoors.

Find this property:



WHAT DO WE SPECIALIZE IN?

With a strong heritage dating back to 1984, *United Country Real Estate Blue Ridge Land & Auction* boasts a team of seasoned professionals. Their expertise spans a diverse range of properties, one being specializing in selling country homes and recreational properties. We have a nationwide buyer database with a list of buyers searching for each specific property type. Our team has developed relationships with many of these buyers to help them find their dream property located within the picturesque Blue Ridge Mountains.

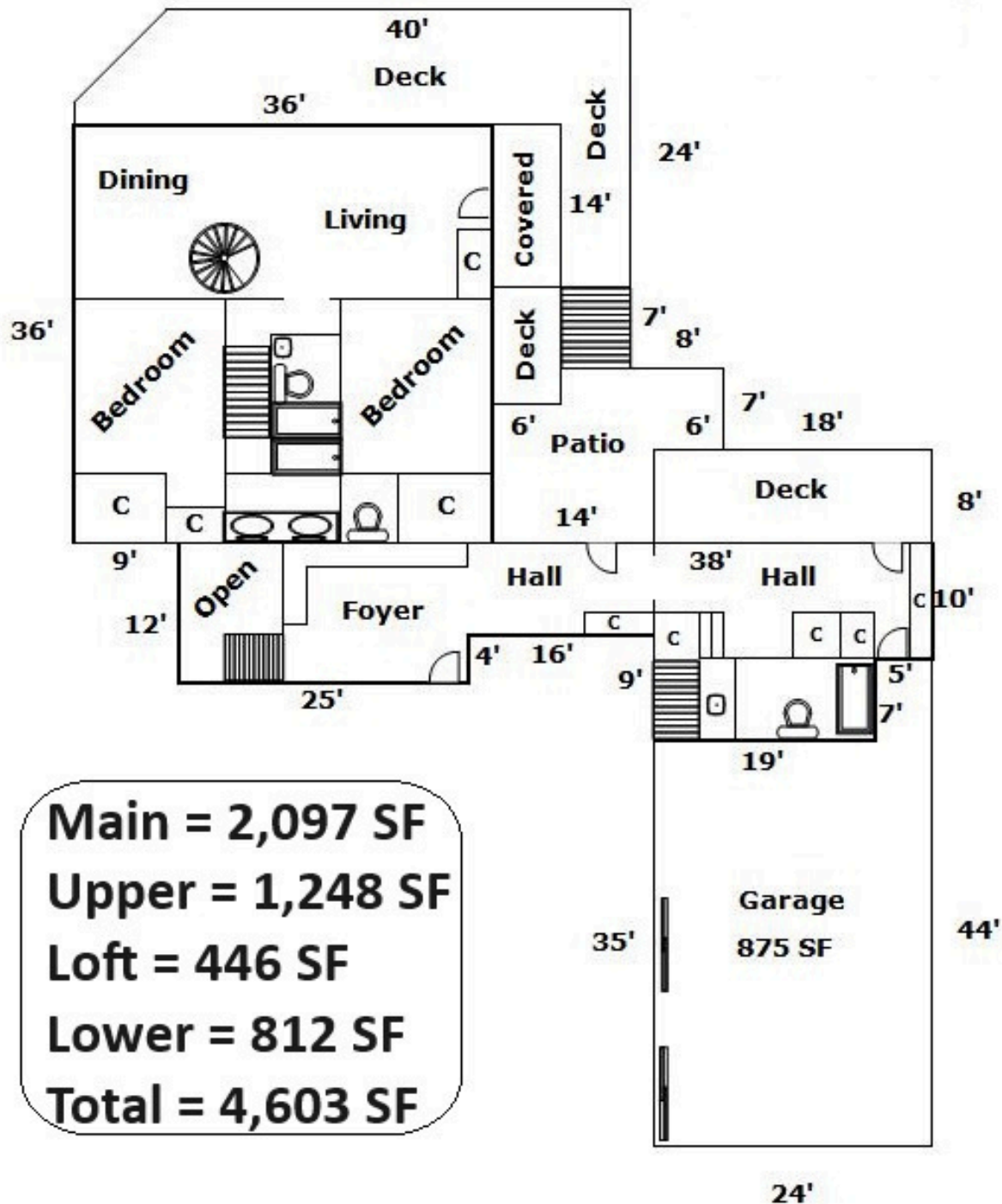


Floorplan

General Floorplan

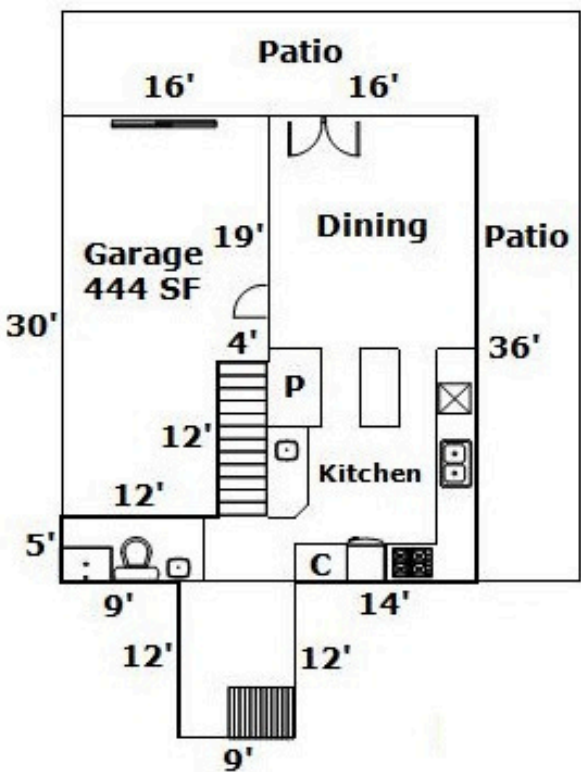
Main Level 2,097 SF

2 Bedrooms, 3 Baths



Floorplan

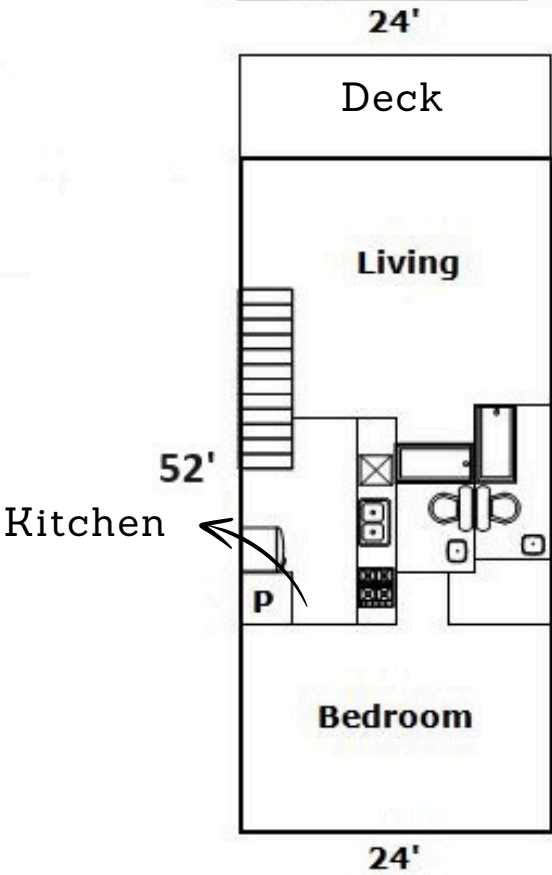
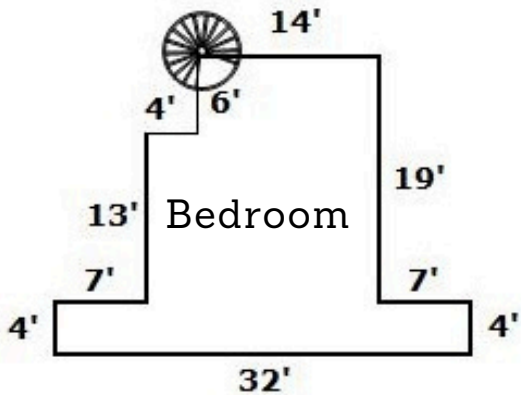
Floorplan - Basement, Loft, and Upper Level over Garage



Basement
Finished - 812 SF
1 Bath
Garage - 444 SF

Upper Level
(Over Garage)
1,248 SF
1 Bedroom, 2 Baths

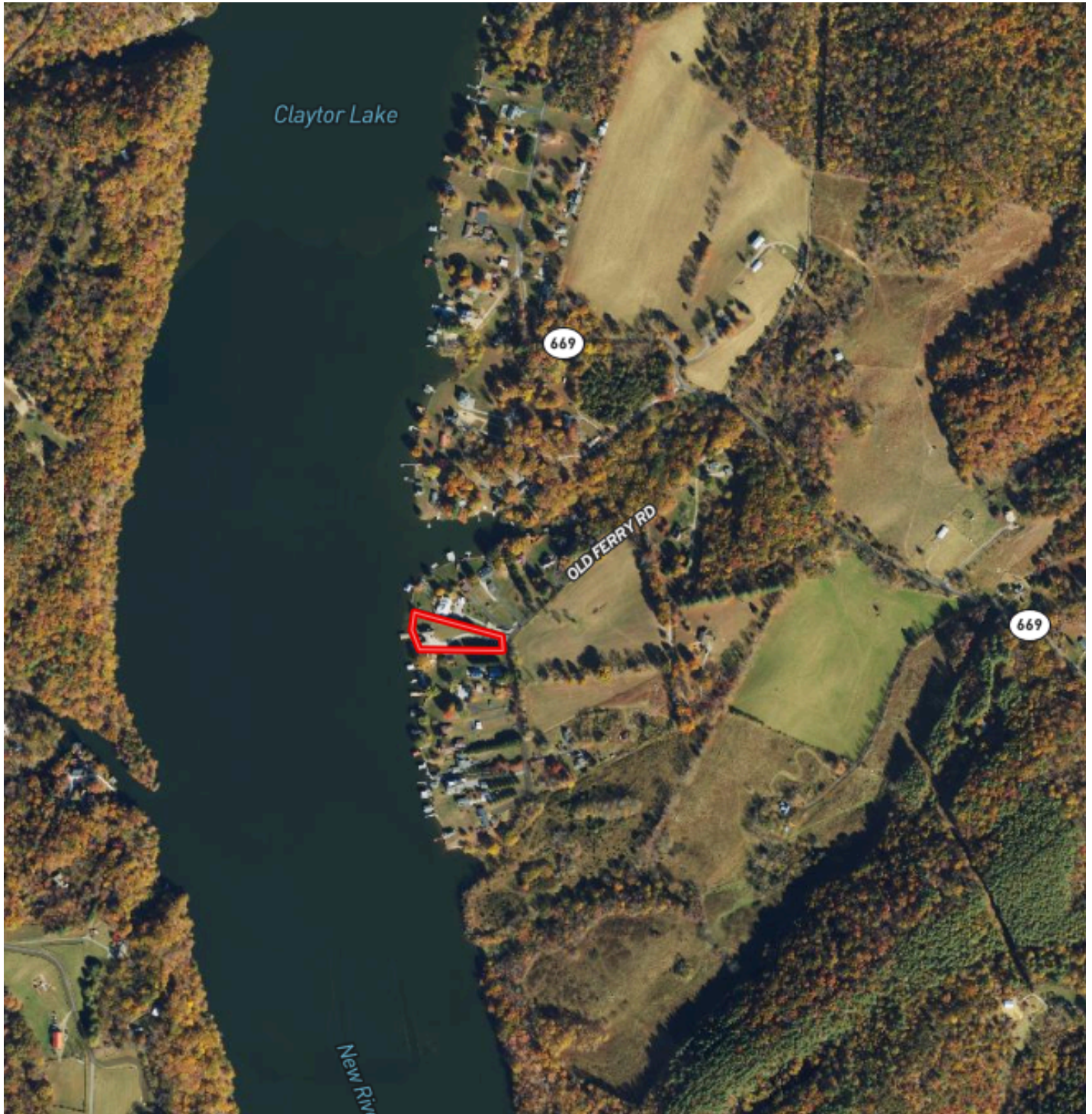
Loft
(Over Main Living Area)
446 SF



Aerial Map



Neighborhood Map



GET TO KNOW REALTOR BRUCE

Bruce Morris is from rural Amelia County in central Virginia where he grew up near his grandparents' dairy farm and his uncle's poultry and beef operation. He moved to the New River Valley in the late 90's to attend Virginia Tech in the Animal and Poultry Sciences Department. After receiving his bachelors and masters degrees, he taught several agricultural courses at VT and led Cooperative Extension programs throughout Southwest Virginia.

He started his real estate career in college, and furthered his knowledge of real estate by starting a residential construction and remodeling business. While owning this business, he purchased and remodeled numerous homes in the NRV for rental and sale. He is an active entrepreneur, investor, and real estate agent. In 2017, he started a local real estate investing and networking group to help educate new investors. He likes new challenges and uses his construction knowledge along with his real estate and business acumen to serve buyers and sellers in the local market.

From Bruce: "I want to meet new people and network with investors, but most of all, I want to provide value for others, whether it is locating homes for first time home buyers, finding the perfect recreational or farm land, or helping investors purchase profitable properties."

BRUCE MORRIS

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TOP BROKERAGE



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the property:

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GET TO KNOW MATT



Matt enjoys working with Buyers and Sellers for Farmland, Waterfront, Vacant Land Tracts, Recreational Properties, Luxury Properties, and pretty much any Mountain Property. Matt has lived in Floyd County his entire life except when he attended nearby Radford University.

Matt is a licensed Real Estate Broker, Real Estate Appraiser, and Auctioneer. He can guide Sellers to determine the appropriate value of their Real Estate, and then help determine the best way to sell their property whether it's a traditional Real Estate Listing, Online Auction, or Live Auction.

Matt is a graduate of Radford University with a Masters' Degree in Business Administration and a Bachelor Degree in Finance. As a native of Floyd County and a former Loan Officer with the Bank of Floyd, he is very knowledgeable of Real Estate purchases and Sales. Give Matt a call and let him help you with all your Real Estate needs.

MATT GALLIMORE

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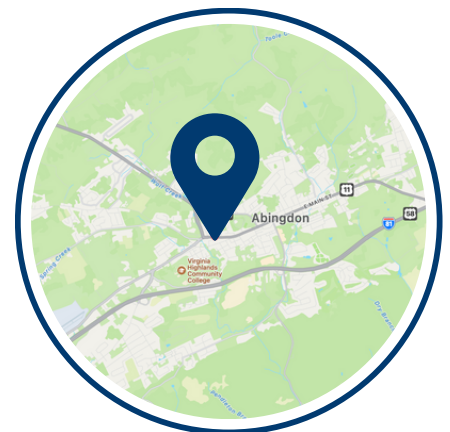
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