

# 1247 Cannady School Rd Floyd, Va

**Offered at \$785,000**



As you approach this 32-acre farm along Cannady School Road, you'll be greeted by beautiful tree-lined frontage, including massive oaks.



With road frontage on two sides, the property blends open pasture, wooded trails, and homestead comfort.





## The Home

- ~4,000 sq. ft. with walk-out basement
- Open floor plan with vaulted great room & semi-separate dining
- 3 bedrooms, 2 updated baths (granite, tile, walk-in shower in primary)
- Light-filled kitchen with walnut & off-white cabinets, granite countertops, large island with cooktop, double ovens, and stainless appliances
- Front, side, and back porches for mountain living views
- Basement: laundry, framed-in bedrooms, wired for kitchen, daylight windows, large bath space, and separate work area





## The Land

- ~15 acres fenced & cross-fenced (currently for hay)
- ~15 acres wooded with trails
- Spring-fed, stocked pond
- Dressage arena for horses
- Automatic water troughs in some pastures
- Farm paths for easy access



## Outbuildings

- (2) Wood field sheds (12'x24')
- Metal garage/workshop building
- Wooden storage building
- Metal goat house w/porch (20'x25') with 6' two sided porch, near home
- Separate pasture goat house w/porche (18'x20')





### ★ Special Incentive

**\$** \$5,000 offered for the proper care and lifelong management of six beloved farm animals – four goats and two livestock guardian dogs – so they can remain at their lifelong home.





### Location

- 15 minutes to Town of Floyd
- 35 minutes to Cave Spring (Roanoke) or Christiansburg
- 13 miles to Parkway entrance on 221 (closer routes available)

✨ This unique property offers the perfect mix of homestead living, equestrian or small-farm potential, and modern home comfort.

➡  Contact us today for details and to schedule a showing!