

LIVE REAL ESTATE AUCTION

247 LLAMA LANE, LOWESVILLE VA 22967

APPRAISED VALUE \$800K



**LIVE
BIDDING**

MAY 2ND @ 12NOON

OPENING BID

starts at

\$390,000

PREVIEWS

MARCH 30 | APRIL 6

APRIL 13 | APRIL 27

(1:00 - 3:00 PM)



6 BATHROOMS



6 BEDROOMS



22+/- ACRES

Perfectly positioned for those who love the outdoors, this luxury mountain retreat is just 1/4 mile from Piney River and Little Piney River, both state-stocked with trout, offering prime fishing right at your doorstep. The property also backs up to the George Washington National Forest, granting direct access to miles of hiking trails, hunting grounds, and pristine wilderness. Whether you seek adventure, relaxation, or a private getaway, this location delivers unparalleled privacy, breathtaking views, and endless recreational opportunities in the heart of Virginia's Blue Ridge Mountains.

THE

COUNTS

Realty & Auction Group

SALES MANAGER

DANNY CASH 561.262.7180

DANNYCASH032@GMAIL.COM

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APPRAISED VALUE \$800K

247 LLAMA LANE LOWESVILLE, VA

**MAY 2ND
AUCTION**



PROPERTY FEATURES

- 6,080 Sq. Ft. Custom Home – Spacious 6-bedroom, 6-bathroom estate with stone and cedar siding.
- **22.04 Private Acres** – Surrounded by mature trees, wildlife, and breathtaking mountain views.
- **Backs Up to George Washington National Forest** – Direct access to miles of hiking, hunting, and outdoor recreation.
- **1/4 Mile from Piney River & Little Piney River** – State-stocked with trout, perfect for fishing and water recreation.
- Dual Master Suites on Main Level – Hardwood flooring and private en-suite bathrooms.
- Expansive Great Room – Sunken living area with vaulted ceilings and refinished pine flooring.
- Chef's Kitchen – Quartz countertops, large island, updated black stainless appliances, and porcelain tile floors.
- Massive Dining Room – Seats 12-16 people, perfect for family gatherings or event hosting.
- **Whole-House Generator** – Powered by a 1,000-gallon propane tank, ensuring uninterrupted power.
- Two Stone Fireplaces – Wood-burning fireplaces with new inserts, adding warmth and rustic charm.
- Finished Walkout Basement – 1,700 sq. ft. with kitchenette and full bathroom, ideal for guests or rental income.
- Airbnb & Investment Potential – Prime location for vacation rental, event venue, or bed and breakfast.
- **\$5,000 Annual Passive Income** – High-speed internet lease from cell tower on the property.
- **Outdoor Living & Pool** – 10,000-gallon above-ground pool (2023) with deck and prewiring for a hot tub.

This property offers the perfect balance of luxury, privacy, and adventure—whether as a full-time residence, vacation getaway, or investment opportunity.



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Buyer's Premium: 10% will be added to the final high bid to determine contract price
Terms: As Is no contingencies, 10% deposit due on day of sale, close in 30 days. See full terms below.

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