

Property Type: Residential - Detached**Address:** 216 Hicks Hollow RD, Boones Mill, VA 24065

List Number:	915349	Status:	Active
List Price:	\$234,950	Subdiv Map:	
Style of House:	Ranch	Lot:	0
Property Sub-Type:	Manufactured Home	Block:	0
Year Built:	2005	Section:	0
Construction Status:	Completed	Zoning Code:	A-1
Total Acreage:	3.07	Tax ID:	020 00-096 02
Lot Dimensions:		Annual Taxes:	\$807
Municipality:	Franklin County		

Listing Type: Exclusive Right to Represent Seller**Major Area:** 04 - Franklin County**Area:** 0400 - Franklin County**Subdivision:** N/A**Phase:** 0

Entry Above Grd Fin SQFT:	1,456	Detached Above Grd Fin SQFT:	
Upper Above Grd Fin SQFT:	0	Total Above Grd Fin SQFT:	1,456
Other Above Grd Fin SQFT:	0	Total Fnshd SqFt:	1,456
Entry Below Grd Fin SQFT:		Total Unfin SQFT:	0
Lower Below Grd Fin SQFT:		Grand Total Attached SQFT:	1,456
Other Below Grd Fin SQFT:			

Total Bdrm:	3	Basement Y/N:	No	Elementary School:	Boones Mill
Total F Baths:	2	Basement:	Crawl Space	Middle School:	Ben Franklin Middle
Total H Baths:	0	# Add Cov Spaces:		High School:	Franklin County
Prim. Covered Prking:	Other - See Remarks	Addl Covered Parking SQFT:		Water ID:	
# Prim Cov Spaces:		Total Cov'd Prk Spc:	0	Water Class:	N/A
Primary Covered sqft:		Uncovered Parking:		Length of Waterfront:	
Add'l Covered Parking:	Other	Uncovered # Spaces:			

Directions: St. Rt. 220 South to right on Naff Rd, to left on Wades Gap Rd, to left on Hicks Hollow Rd, to home on Right.**Public Remarks:** Charming Ranch in Naff Community near Boones Mill, VA. Stunning mountain views! Large front deck & covered rear porch. Brand New Luxury Vinyl Plank flooring in Living Room & all 3 Bedrooms. New Tile Floor under nice Wood Stove. Large kitchen w/plenty of cabinets & counters, dining area, LR has big windows to enjoy the views. The primary bedroom includes a full bath, garden tub & walk-in shower. Two additional bedrooms & hall bath are down the hallway. Laundry/mud room & rear entrance completes the interior. On clear nights, the view of the stars is breathtaking. The insulated workshop w/100-amp electric service is perfect for hobbyists. Fresh landscaping. Just six miles from Boones Mill & under 15 minutes to Southwest Roanoke County, this peaceful retreat is ready for you to enjoy!

Lot Description:	Views	Room Name	Level	Remarks
Construction:	Manufactured; Vinyl	Bedroom 2	Entry	
Manufactured ?:	HUD Tag - DoubleWide	Bedroom 3	Entry	
Heating:	Heat Pump Electric	Dining Area	Entry	
Cooling:	Heat Pump Electric	Kitchen	Entry	
Fireplace:	Other - See Remarks	Laundry	Entry	
Interior Features:	Ceiling Fan; Walk-in-Closet; Wood Stove	Living Room	Entry	
Exterior Features:	Covered Porch; Deck; Storage Shed; Other - See Remarks	Primary	Entry	
Views:	Mountain	Bedroom		
Appliances:	Dishwasher; Clothes Dryer; Refrigerator; Range Electric; Clothes Washer			
Misc Features:	Paved Road; Underground Util			
Floors:	Luxury Vinyl Plank; Tile - i.e. ceramic; Vinyl			
Exterior Doors:	Metal			
Porch:	Rear Porch			
Water Description:	Private Well			
Sewer Description:	Private Septic			
Water Heater Type:	Tank			
Water Htr Energy:	Electric			
Primary	Primary BR Entry Lvl: 1; Primary BR Upper Lvl: 0; Primary BR Lower Lvl: 0; Primary BR Other Lvl:			
Bedrooms:	0			
Bedrooms:	BR Entry Level: 3; BR Upper Level: 0; BR Lower Level: 0; BR Other Level: 0			
Full Baths:	Full Baths Entry Lvl: 2; Full Baths Upper Lvl: 0; Full Baths Lower Lvl: 0; Full Baths Other Lvl: 0			
Half Baths:	Half Baths Entry Lvl: 0; Half Baths Upper Lvl: 0; Half Baths Lower Lvl: 0; Half Baths Other Lvl: 0			
Limited Service:	Not Limited Service			

List Date: 03/20/2025**Days On Market:** 44**Cumulative DOM:** 44**POA Y/N:** No**POA/Condo Terms A/M:****POA/Condo Dues:**

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