
HISTORIC ESTATE HOME ON 15 ACRES

2869 Uphill Drive, Broadway, VA 22815

Executive Summary



OFFERING SUMMARY

Sale Price:	\$925,000
Lot Size:	15.0 Acres
Building Size:	2,870 SF + 832 SF Basement (Estate Home) 1,200 SF (2nd Home)
Beds/Baths:	4 Bedroom 2.5 Baths
Zoning:	A2
Utilities:	Individual Well Conventional Septic
Year Built:	1880
MLS#:	658895

PROPERTY OVERVIEW

Come home to this beautiful estate with a well preserved 1880 estate home that has been loved and well taken care of for many years! Lots of beautiful wood finishes throughout the 1st floor. The first floor has a Primary Bedroom and Bathroom suite along with a half bathroom on the first floor. The upstairs has an office and 3 bedrooms and another full bathroom! The 2nd home on the property is a fully remodeled 1,200 sq ft 2 story farmhouse, with a partial finished basement underneath as well for the utilities and a storage area. Perfect home for an in law suite, Airbnb Rental, or a place for family and friends to stay when in town! This home is in immaculate condition and was only a weekend place after it was remodeled 10 years ago, its ready for the next owners to enjoy its beauty. The bank barn on the property has a footprint of around 3,000 square feet, with a ground floor for the old cattle operation and the 2nd floor being the hay barn area. The structure has been well preserved, the roof and siding are in great shape and have preserved the structure of the barn well. The property is in an estate and is being sold as is. This property is being subdivided with this lot being sold with 15.011 acres, plat is attached.

For More Information:

Manny Fisher
540.820.9965
manny.fisher@cottonwood.com

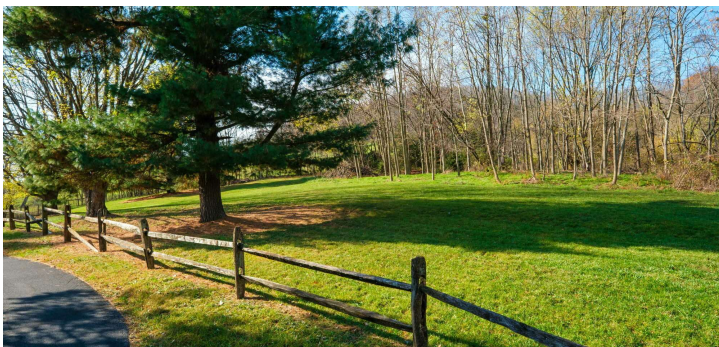
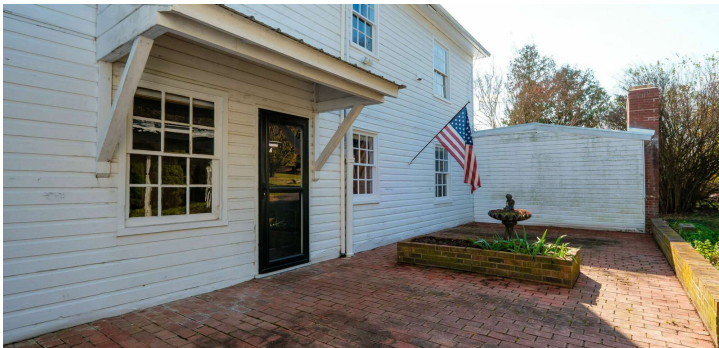
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A COMMERCIAL REAL ESTATE BROKERAGE

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Exterior Photos of Estate Home



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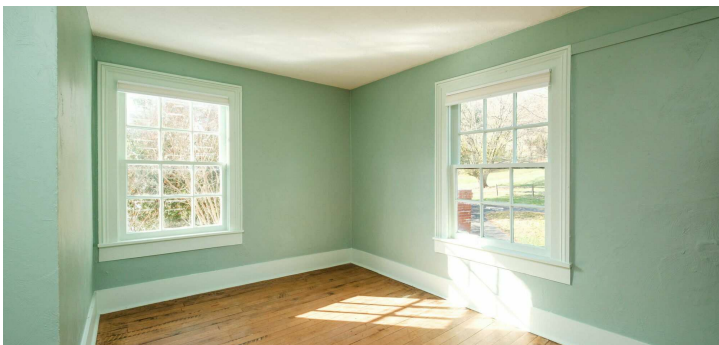
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Interior Photos of Estate Home



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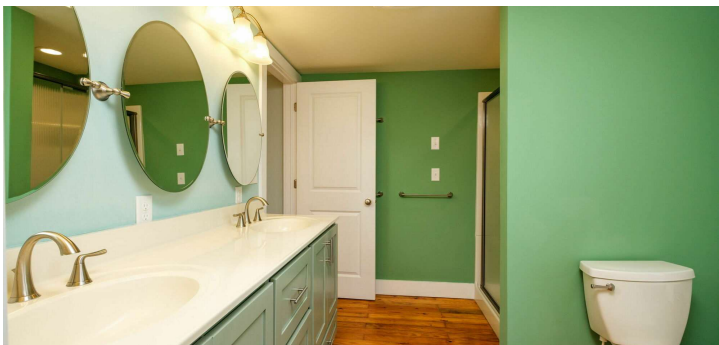
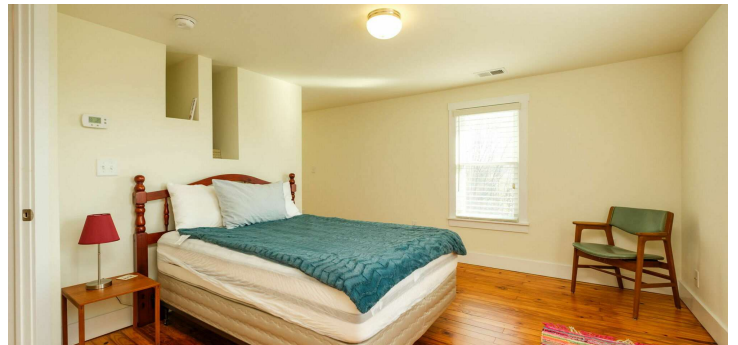
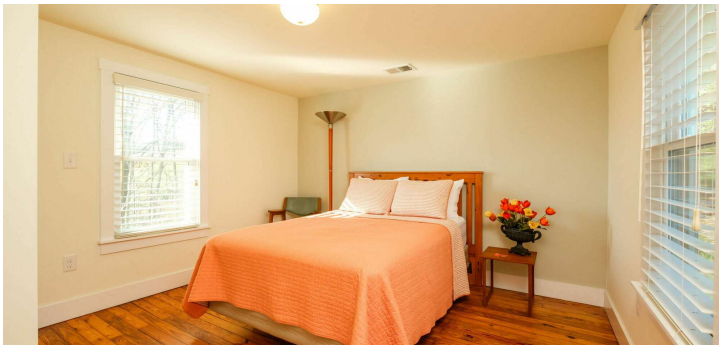
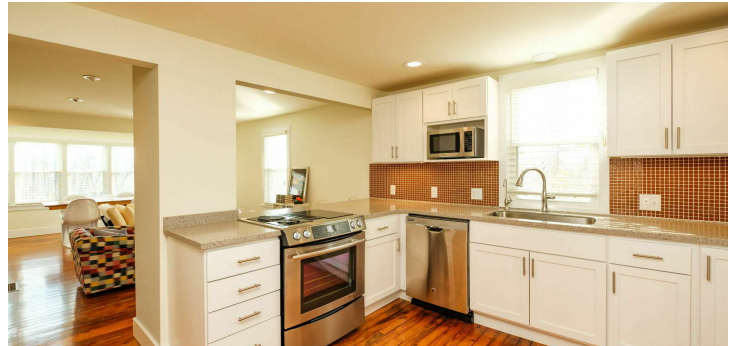
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Photos of Second Home



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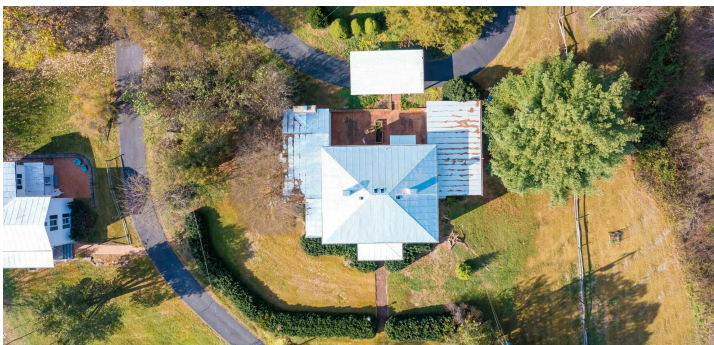
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Aerial Photos



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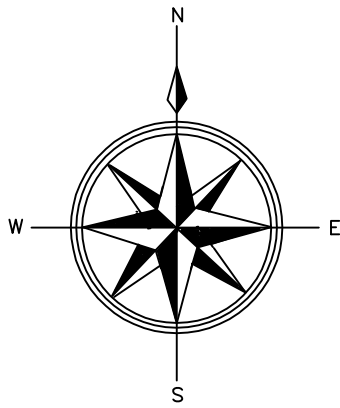
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52-A-140C
TURNER FAMILY TRUST
5810/58

52-A-140A1
RANDY W. COSNER
2288/377

LEGEND

- = IRON PIN FOUND
- = IRON PIN SET
- △ = POINT
- = POST

- 1 = BEARINGS ARE MAGNETIC
- 2 = SCALE 1" = 300'
- 3 = TAX MAP = 52-A-139
- 4 = DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY.
- 5 = NO TITLE REPORT FURNISHED
- 6 = OTHER RIGHTS OF WAY AND EASEMENTS IF ANY, ARE NOT SHOWN

THIS PROPERTY IS SHOWN IN FLOOD ZONE X ZONED A2

52-A-136A
ROWLAND W. SHANK, JR.
1643/608

52-A-110E
MARIANNE HALTERMAN
5031/86

52-A-110
MARIANNE HALTERMAN
5031/86

THERE ARE NO DWELLINGS ON THE 39.633 ACRE TRACT AND ALL BUILDINGS MEET SETBACK REQUIREMENTS ALONG NEW DIVISION LINES. 35' FRONT AND 15' SIDE.

RESIDUE OF 52-A-139
15.011 ACRES ±

THERE ARE 2 DWELLINGS ON THE RESIDUE

BOTH DWELLINGS PRE-DATE 1990.

39.633 ACRES ±
THE 39.633 ACRE TRACT IS AN ADJOINING TRANSFER AND IS TO BE ADDED TO 52-A-138 AND THE COMBINED PARCELS SHALL BE TREATED AS ONE FOR ZONING AND SUBDIVISION PURPOSES. SEE SECTION 16-9-a.

52-A-153F
ROBERT D. SHARPES
5652/185

52-A-137
ERIC G. SHANK
1643/616

52-A-139C

LINES TO BE VACATED

52-A-139B1
MON COMPANION LLC
5676/16

52-A-139B2
MON COMPANION LLC
5676/16

EX. 20' R/W PER
1500/169

52-A-138
MON COMPANION LLC
5676/16

52-A-138A
ROBERT D. SHARPES
5652/185

66-A-1
TIMME EVERHART
5025/390

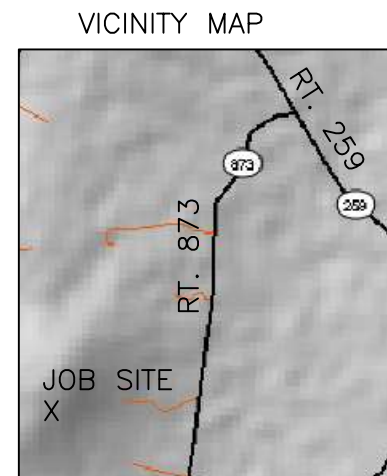
52-A-139A
MON COMPANION LLC
5676/16

66-A-1B
WESLEY WADE
5009/701

ADJOINING TRANSFER LAND

LOCATED IN THE PLAINS DISTRICT OF ROCKINGHAM COUNTY, VIRGINIA.

OWNER: CLARA NELL W. ROBIN ESTATE
REFERENCE: WILL FILE 2024-332

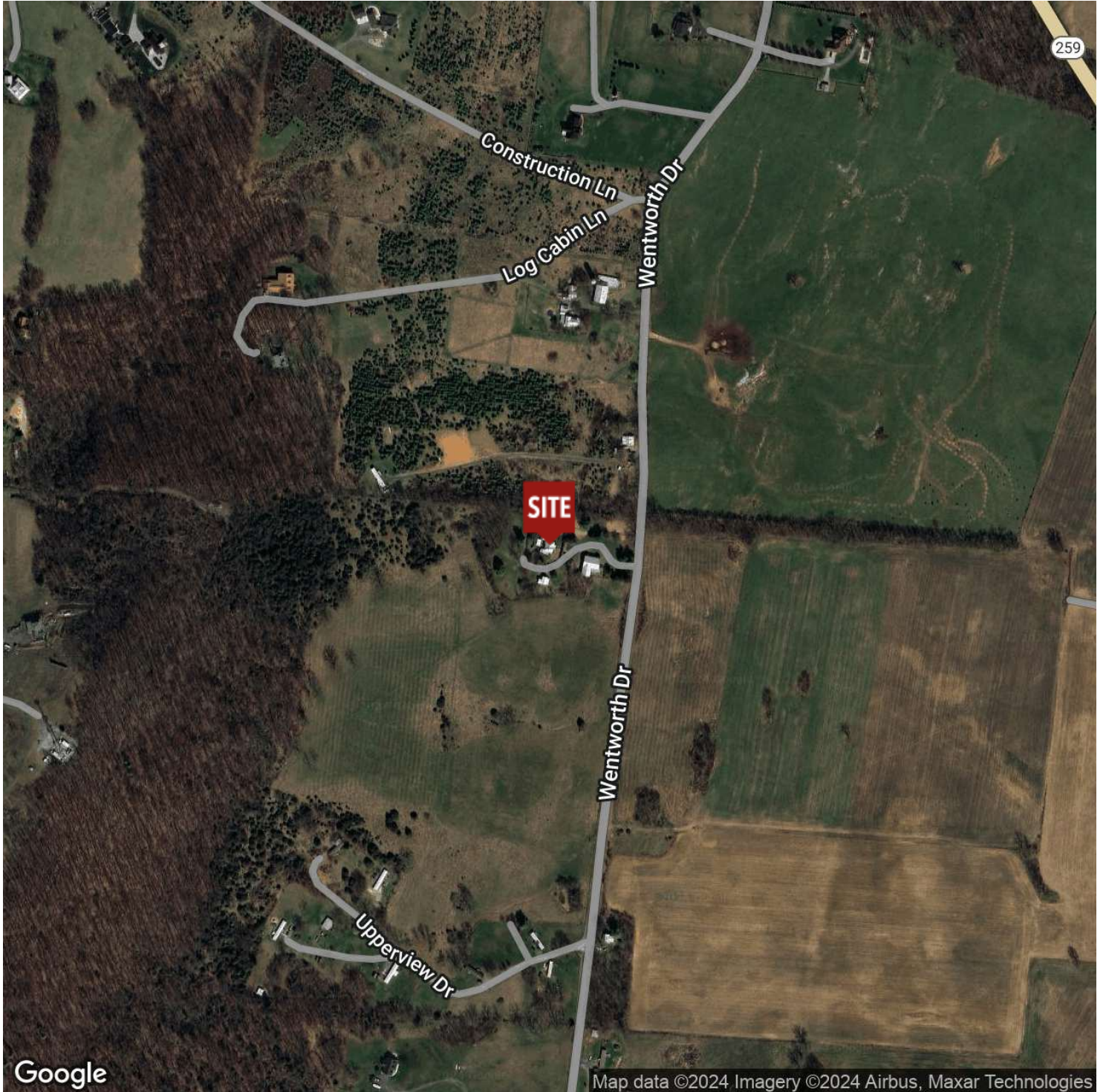


NEWMAN SURVEYING
Licensed Land Surveyor
Mt. Jackson, Virginia 22842
(540) 477-3730

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Location Map



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