

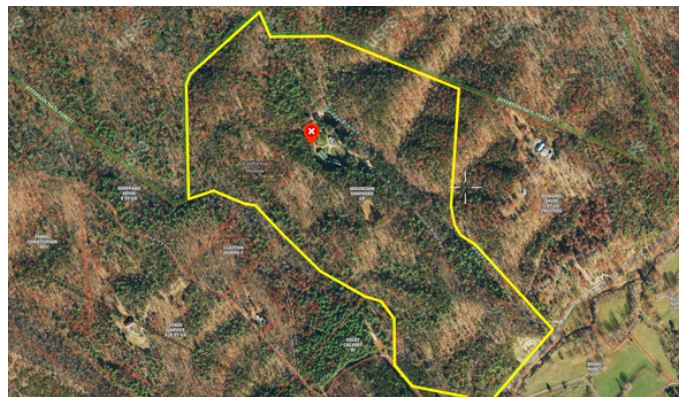
57 HEMLOCK RIDGE LN, CATAWBA VA 24070

100 ACRE WILDERNESS RECREATION ESTATE

ADJOINING JEFFERSON NATIONAL FOREST



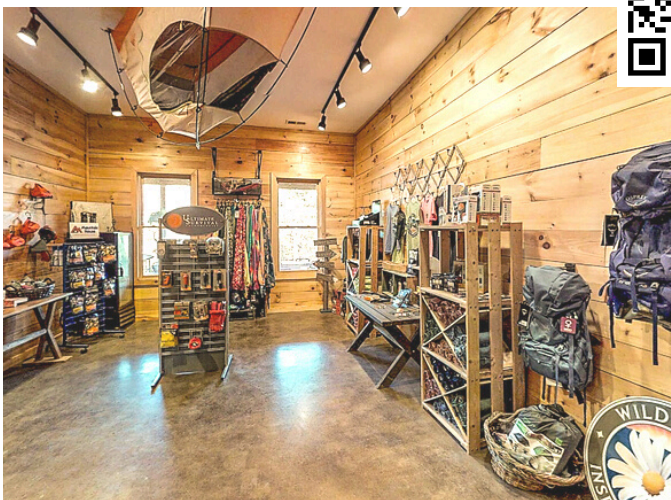
A Unique 100 Acre Wilderness Recreation Estate adjoining the Jefferson National Forest in Virginia is a Turnkey, Income-generating Airbnb Superhost, and has been a popular Outdoor Survival School, Youth Camp, Business Retreat & Event Venue. Designed to sleep up to 56 people. It offers 8,339+ SqFt in the Main Lodge (Built in 2010), Bunk Rooms, Cabin, Garage Apartment, Commercial Kitchen & Pub, Store, and a 50'x24' Class/Meeting Room (Added in 2012). Outdoor Areas include a 260 SqFt Screened Porch w/Wood Stove, 3,500 Sq Ft of Covered Porches, a Covered Stage, Pond, Streams, and Miles of Groomed Trails & Campsites



BROUGHT TO YOU BY: DAYNA PATRICK, RE/MAX ALL STARS
540-342-9600 - WWW.PATRICKTEAMHOMES.COM



PUB WITH COMMERCIAL KITCHEN, STORE & OFFICE, GATHERING/DINING ROOM & SCREENED PORCH



2,100 Sq Ft Indoor Gathering/Dining Area features a Large 1,170 SqFt Dining/Party Room with Vaulted Ceiling, Wet Bar and Bathrooms; 480 SqFt Commercial Kitchen & Pantry with 10-Burner Gas Range, 6-Burner Griddle with Stainless Steel Vent hood, Sinks, Prep Tables, Refrigeration & more, plus 450 SqFt Office/Store and Storage closet

View more details at www.PatrickTeamHomes.com - Call 540-342-9600

ACCOMMODATIONS: SLEEP 56 PEOPLE

The Cabin with Wrap Around Porch, Living Room, Kitchenette, Bedroom, Bath with laundry & Sleeping Loft



The Garage Studio Apartment with Full Bath, Kitchenette & Dining

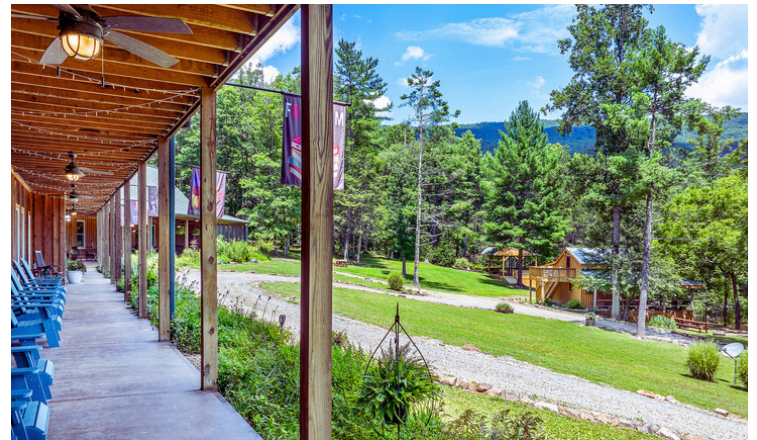


Main Lodge: Kitchen/Dining/Living Room w/Stone Fireplace/Office & Bedroom Suite; 2 Large Group Bunk Rooms & Bath Rooms, Laundry, & Utility Room, 50'x 24' Meeting Room, 7 Bunk Rms & Bath Rooms

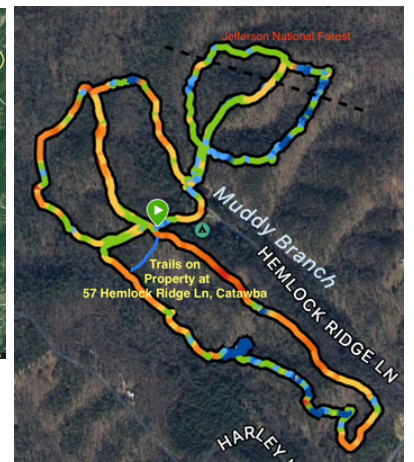


View more details at www.PatrickTeamHomes.com - Call 540-342-9600

PROPERTY & GROUNDS: MILES OF TRAILS ON 100 PRIVATE ACRES, ADJOINING NATIONAL FOREST



Abundant Outdoor Gathering and Entertainment Space includes huge full-length Wrap Around Porches, on Ground and Upper Levels, Overlooking the Property with Serene Mountain Views. Enjoy the Screened Porch with Wood Stove, Covered Stage/Pavilion, Stream, the Spring-Fed Pond, Miles of Hiking Trails and several Campsites on the Property



IN A CONSERVATION EASEMENT; LOCATED IN CRAIG COUNTY, BETWEEN ROANOKE & BLACKSBURG, VA

- HVAC Systems vary per Building: Propane Gas Forced Air, Heat Pumps & Ductless
- Tankless Hot Water (* 2 Underground Propane Tanks Leased + 2 Above Ground Tanks)
- 2 Septic Systems; Tanks located in front of Lodge; System 1 drainfield is in clearing above the Stage; 2nd system Pumps to clearing atop hill behind the Lodge. New septic pump installed in 2019. Tanks pumped in August 2024
- All Appliances Convey. Bedding, Tables & Additional Furniture to convey on Bill of Sale
- Maintenance & Utilities Expenses, 2024 = \$30,233

View more details at www.PatrickTeamHomes.com - Call 540-342-9600

RE/MAX All Stars, 1225 Roanoke Rd Daleville VA. - All information deemed reliable but not warranted