

298 Patricelli Street

Boone, NC 28607

MLS#: 246153



\$1,850,000 New Listing

Active

5 Beds

0 H Bath(s)

Built in 1963

Single Family

4 F Bath(s)

3,244 SqFt

3.00 Acres



HIGH COUNTRY
MULTIPLE LISTING SERVICE

BEYOND YOUR EXPECTATIONS! This house checks all the boxes. Minutes to Boone but unbelievably secluded. HUGE LAYERED VIEWS on your 3 acre compound. This house has had total renovations. All important elements have been brought up to code and regulations. One floor living, 2 bedroom with selected baths and the primary bedroom en-suite. Massive family and living room with vaulted and open beamed ceilings and massive stone fireplaces. Not to be out done, the large, spacious kitchen, open to all the fun and activity boast all new high end, soft closure cabinets, stainless steel appliances, farm sink, and quartz counter tops. To continue the perfect harmony, enjoy your favorite breakfast beverage on your expansive deck and take in the beautiful sunrise. During

harmony, enjoy your favorite breakfast beverage on your expansive deck and take in the beautiful sunrise. During those cool days off the family room enjoy reading and relaxing in the sunroom, full of light and views to the mountain ranges in the distance. Expand your living and sleeping space, step downstairs to an additional living area, warm and inviting with 2 bedrooms and bath. Sets the perfect ambiance for relaxation and gathering. Also on this floor an oversized 2 car garage. The exterior of this home has an expansive flat yard for children and pets to play and run. Fruit trees in the side yard, plenty of room for a large garden. I don't think I have mentioned the abundant storage throughout the house, it is certainly not lacking. This home was furnished for the sellers to enjoy as a second home. Some life changes have interrupted this dream so with much thought and regret they are saying good bye. FURNISHING NEGOTIABLE This lovely home beautifully furnished and ready for the new buyer to bring love, happiness and memories. ENJOY!

About 298 Patricelli, Boone, NC 28607

Directions: 421 In-town of Boone turn on Cherry Street, just past Earthfare. Follow to Eastbrook and bear right. stay straight to end and turn right. Left on Eastview and continue up the mountain to Navaho on the left. Turn left continue on gravel road turns into Patricelli Street. Road is partially paved. First home on the right.

General Description

List Price	\$1,850,000
MLS Number	246153
Property Type	Residential
Property Sub Type	Single Family
County Or Parish	Watauga
Area	5-Watauga, Shawneehaw
City	Boone
Subdivision	None
Fire District	Boone
Elementary School	Hardin Park
High School	Watauga
DOM	11
Beds Total	5
Baths Total	4
Baths Full	4
Baths Half	0
Style	Contemporary, Mountain, Ranch
1st Flr HLA	2,260
2nd Flr HLA	0
3rd Flr HLA	0
HLA Abv Grd	2,260

Blw Grd HLA	984
Total HLA	3,244
Blw Grd UnFin	725
Total UnFin Blw Grd	725
Total UnFin	725
Blw Grd Gar	0
Attached Gar	725
Detached Gar	0
Year Built	1963
Acres	3.00
One Level Living YN	Yes

Property Information

Property Sub Type	Single Family
Property Taxes	\$1,199.45
Parcel Number	2901859398000
Confirmed Spec Assess YN	No
Proposed Spec Asses YN	No
Book Page	2171/587
Owners Association YN	No

Interior Features

Foundation	Finish-Basemnt, Sealed Crawl Space
Heat	Fireplace-Propane, Forced Air-Propane, Heat Pump-Electric, Wood/Gas Logs
Air Condition	2 Units, Central, Heat Pump
Windows	Casement, Double Pane, Screens, Vinyl, Wood
Hot Water	Gas
Fireplace	Stone, Two, Woodburning
Appliances	Dishwasher, Disposal, Dryer
Auxiliary Heat Source	Fireplace-Propane
Amenities Interior	1st Floor Laundry, Basement Laundry, CO Detector, Flat Screen TV, Furnished, Security System, Vaulted Ceiling

Exterior / Construction

Exterior	Hardboard, Wood
Roof	Metal
Water	Shared Well, Shared Sewing, Other See Remarks

Shared well, Shared Spring, Other-See Remarks

water	
Sewer	Septic Installed, Septic Permit, Septic Permit-5+ Bedroom
Gar/Park	2 Car
Driveway	Private Gravel, Private Paved
Porch Deck	Multiple, Open
Views	Long Range View, Long Range-Layers Vw
Road	Private Gravel, Private Paved
Amenities	Furniture - Outdoor, HSpeed Internet-Satellite, Long Term Rental Permitted, Security System, Short Term Rental Permitted, Tree Property

IDX Offered By: Hyatt In The High Country, Inc.

Notes for you and your agent

Notes for, and from, your contacts appear here when viewing this listing in a contact's results.

