



- 2,988 total Heated Living Space
- 1,494.4 sqft Main Floor
- Entry Foyer
- Large Stone Fireplace & Exposed Beams in Cathedral Great Room with Sliding Glass Door opening to multi-level 540.7 sqft Wood Deck
- Remodeled Kitchen, Stainless Appliances, Granite Countertops & Updated Fixtures
- Separate Dining Room Area
- Full Laundry Facilities
- Master Bedroom & Full Bath Remodeled with Granite Countertops & Updated Fixtures
- 693.6 sqft Upstairs 2 Bedrooms, Full Bath Remodeled Granite Countertops & Updated Fixtures plus bonus Office Space
- 800 sqft Downstairs 1BR Guest Apartment, Remodeled Full Bath with Updated Fixtures
- Downstairs includes Workshop plus Sliding Glass Door to 324 sqft Cement Patio
- 507 sqft 2 Car Attached Finished Garage & Asphalt Paved Parking Area



Riverbank Farm includes 80+ acres of level and gentle sloped grassy meadows ... useable cleared land, surrounded by more challenging rugged forest areas plus bordered by 3/4 mile of the scenic Dan River. An existing remodeled contemporary home includes ample family space with all the modern conveniences, while additional outbuildings include a 100+ year old rustic log cabin in solid condition (perfect for restoration), a tobacco barn and a livestock stable. Utilities include electrical service, septic system and on site well. The property is zoned for Residential/Agricultural use and Mineral Rights Convey. Wooded areas have timber value.

Recreational opportunities include over 4,000 ft of frontage on the Dan River for wading, swimming, tubing, canoeing, kayaking with Class 3 Rapids within short distance. Superior water quality plus NC Managed Harvest assures good Trout Fishing as well as Small Mouth Bass.

“Dan River (Stokes County) has some gorgeous areas. The numerous tall, hemlock bluffs on the Dan River are worth a float trip even if the fish aren't biting!”

- Kevin Hining, NC Wildlife Resources Commission



- Log Cabin 100+ yrs old yet in very solid, restorable condition could be transformed into an art or music studio in a tranquil pastoral setting
- Animal Stable of approx. 30 stalls suited for animal husbandry, perfect for goats, sheep, piglets or dogs
- Tobacco Barn could be transformed into an art or music studio in a tranquil pastoral setting
- Covered Shed for machines & equipment

Riverbank Farm

PURCHASE OPTIONS:

Remodeled Home plus 10 acre parcel with 400 ft of Dan River Frontage \$349,000...

or, have no neighbors with

Remodeled Home plus 80 acres & 4,000+ ft of Dan River Frontage \$789,000

(Could Subdivide up to 7 Additional Parcels of 10 acres each)

CALL 336-325-7102