

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: This charming ranch in the Naff Community near Boones Mill, VA, offers stunning mountain views. A long driveway leads to the home w/a spacious front deck & covered rear porch. Inside, the large kitchen features plenty of cabinet space, & the dining area opens to the living room w/big windows to enjoy the views & a wood stove. The primary bedroom includes a full bath, garden tub & walk-in shower. Two additional bedrooms & hall bath are down the hallway, with a laundry/mud room & rear entrance completing the interior. On clear nights, the view of the stars is breathtaking. The insulated workshop w/100-amp electric service is perfect for hobbyists. 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; Wood Stove		Living Room	Entry	
Exterior Features: Covered Porch; Deck; Other - See Remarks		Primary	Entry	
Appliances: Dishwasher; Clothes Dryer; Refrigerator; Range Electric; Clothes Washer		Bedroom		
Misc Features: Underground Util				
Floors: Carpet; Vinyl				
Porch: Rear Porch				
Water Description: Private Well				
Sewer Description: Private Septic				
Water Heater Type: Tank				
Water Htr Energy: Electric				
Primary Bedrooms: Primary BR Entry Lvl: 1; Primary BR Upper Lvl: 0; Primary BR Lower Lvl: 0; Primary BR Other Lvl: 0				
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: 0
Cumulative DOM: 0

POA Y/N: No
POA/Condo Terms A/M:
POA/Condo Dues:

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