

Transformation and Renewal of Entire Estate:

This historic estate has been carefully and tastefully restored and manicured back to its original glory. Over the past three years, extensive improvements have been made to the home, the outbuildings, and land. The owners have worked hard to maintain the historic accuracy of the structures while adding a modern twist of style and convenience. Below are some of the highlights.

- Transformed small kitchenette into expansive gourmet kitchen with:
 - All new Bosch appliances, including a custom paneled dishwasher that blends in with the surrounding cabinetry.
 - Custom cabinetry by local craftsman
 - 9' kitchen island
 - Leathered granite countertops
 - Wood slab countertop with natural edge
 - New light fixtures including extra-large kitchen island lantern chandeliers
 - New gas line for gas range
- Created new space for a built-in pantry and coat closet
- Remodel of all bathrooms with custom features
- Laundry room remodel
 - Built-in custom folding tables with cherry countertops
 - Restored cast iron farm sink
 - Chandelier
- Over 1200 feet of in-ground high-speed coaxial internet cable buried to main house along with internet booster equipment to ensure the same internet speeds and cell phone capabilities within the city
- Whole-house water filtration and purification system
- Whole-house digitally metered water softener system
- New elegant coffered drop ceiling in terrace level
- New flag stone lower level walkout patio
- Freshly repointed and restored original stonework
- New Hardie board exterior to replace Dryvit Stucco
- Completely restored 1807 historic log portion of home
 - Exterior and interior of logs stained, sealed, and rechinked
- Baldwin hardware replaced on all exterior door knobs/levers
- Added a new coil, compressor and valves to the highly efficient and effective variable speed HVAC units.
- Restored and freshly painted wrap-around and multi-level porches
- New gutter drainage system at main house, new drain tile and regrading around garage to allow for proper drainage of natural springs
- New rustic front walkway
- New chandeliers in kitchen, dining room, and lower level family room
- New circular driveway leading to the large front porch with copper chandelier
- New fire pit area with seating for 16 and large boulders outlining the fire pit
- Re-engineered and rebuilt driveway and driveway drainage system

- Regraded hillsides to provide for a low-maintenance, erosion-free driveway
- New ditch rock and freshly laid gravel along entire driveway
- New landscaping established and planted around entire house and specialty gardens
- Freshly painted and restored outbuildings, including 3-bay garage with new oversized, seamless gutters
- Over two years of extensive organic forest management projects throughout entire property
- Pastures managed using organic practices and rotational grazing with livestock
- Addressed 10+ years of pasture and forestry neglect that had produced substantial overgrowth and damage along driveway, buildings, and fencing (that have all been restored).
- Natural wildlife habitats established in forests, drastically increasing natural wildlife population including rabbits, deer, turkey, and other native wildlife
- Repaired, added to, and painted fencing

Other characteristics of note include:

- Three areas of creek access. Two in the back of the property and one in the front
- Copper gutters and downspouts
- 1,000 gal buried propane tank owned by the farm, so it can be filled by any propane supplier
- All 5 fireplaces are gas or wood-burning ready
- A new well pump was installed in 2014
- The well is 458ft deep
- Over 1 mile of walking paths through the woods and around the property.
- Although it is a country property, it is still only 6 minutes to the grocery store.
- 2.5 mi from Main St. in Salem.
- 3.5 mi from interstate I-81
- 25 minutes from downtown Roanoke
- 25 minutes from Virginia Tech
- 1 run-in or equipment shed
- High-speed internet at white farmhouse as well
- 1 run-in shed, 2 smaller sheds for additional storage or small animals such as chickens, goats, and sheep
- 50' wide easement straight through neighboring land to Harborwood Rd
- Sellers recently quoted \$7500 to install 3 large egress windows into basement bedrooms, which would have been completed if they were staying
- The master bedroom attic is fully conditioned and would be the perfect place for an extravagant master walk-in if the prospective buyer cared for larger closet space
- Specialty features such as the hidden fresh air intakes at the fireplaces
- There are two stairwells leading upstairs. If there are guests staying in the other upstairs bedrooms, the hallway door can be closed allowing for two private upstairs wings.

3499 Harborwood

- Home sits on its own 3.77ac tax parcel
- This parcel has roughly 700 feet of creek frontage.
- This parcel includes the original farmstead to what was once a several hundred-acre farm spanning both sides of Harborwood Rd.
- The original farmhouse was constructed in 1829 of hand-hewn logs. Since then, it has undergone some renovations including kitchen and bathroom additions which were added in the mid 1900s. The farmhouse is 1700SF+/-.
- The original springhouse which sits along the creek bank has a continually flowing natural spring. It was built around a spring to keep spring water clean and clear from debris, as spring water was what was used for drinking. The springhouse was also used for refrigeration before electric refrigeration was invented. It includes a chimney, which is where water was heated as needed.
- The parcel also includes a 150SF tiny cabin which was built in the early 1800s and relocated from WV in 1997.
- The tiny cabin is fully equipped with running water and electricity. It has a large fireplace that takes up an entire wall and an antique cast-iron sink.
- Interior photos of farmhouse and cabin available upon request.