

\$399,900 - 16 Spruce Hollow Rd, BASYE

MLS® #VASH2012752

\$399,900

3 Bedroom, 2.50 Bathroom, 2,254 sqft

Residential on 1.17 Acres

BRYCE MOUNTAIN, BASYE, VA

Welcome to your private mountain retreat in Bryce Resort! This beautiful contemporary cabin offers the perfect blend of comfort, style, and tranquility. Featuring 3 bedrooms and 2.5 baths, this home sits on three parcels totaling 1.168 acres, surrounded by mature trees that provide wonderful privacy and seasonal beauty—especially as the leaves change.

Enjoy outdoor living at its best with a large side deck ideal for entertaining and a covered front porch perfect for relaxing in your rocking chairs. Step inside to an open-concept main level showcasing a spacious living room with a double-sided gas fireplace, the living room is open to the dining area and a well-appointed kitchen with ample cabinetry and barstool seating. Just off the kitchen is a convenient laundry room with storage and washer/dryer on the main level.

The primary suite on the main level is a true retreat, complete with the fireplace, plenty of windows to take in the wooded views, a walk-in closet, deck access, and a luxurious ensuite bath featuring a massage shower.

The lower level offers a large family room or rec area, two additional bedrooms, a full bath, and two storage rooms for ample space. The basement is walkout level and leads directly to a spacious parking area with plenty of room for guests.



This immaculate home has been well maintained, features a new HVAC system, and is truly move-in ready—whether you’re looking for a full-time residence, a weekend getaway, or a short-term rental opportunity.

Built in 1987

Essential Information

MLS® #	VASH2012752
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,254
Acres	1.17
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Active

Community Information

Address	16 Spruce Hollow Rd
Subdivision	BRYCE MOUNTAIN
City	BASYE
County	SHENANDOAH-VA
State	VA
Zip Code	22810

Amenities

Amenities	Master Bath(s), Stall Shower, Carpet, CeilingFan(s), Entry Lvl BR
View	Trees/Woods
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Refrigerator, Washer, Dryer, Dishwasher, Microwave,

	Oven/Range-Electric, Water Heater
Heating	Heat Pump(s)
Cooling	Ceiling Fan(s), Central A/C, Heat Pump(s)
Has Basement	Yes
Basement	Outside Entrance, Partially Finished, Side Entrance, Heated, Improved, Walkout Level
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantel(s), Brick, Double Sided, Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	Combination
Exterior Features	Exterior Lighting, Deck(s), Porch(es)
Lot Description	Additional Lot(s), Backs to Trees, Trees/Wooded
Roof	Metal
Foundation	Block

School Information

District	SHENANDOAH COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 9th, 2025
Days on Market	19
Zoning	R2

Listing Details

Listing Office	Realty ONE Group Old Towne
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Listing information last updated on October 27th, 2025 at 2:00am EDT