

\$799,500 - 74 Gray Birch Ln, Wintergreen Resort

MLS® #666961

\$799,500

5 Bedroom, 3.50 Bathroom, 3,174 sqft

Residential on 0.38 Acres

UNKNOWN, Wintergreen Resort, VA

Beautiful craftsman-style home built by renowned local builder Duncan Macfarlane of Macfarlane Homes. Constructed with SIPs (Structural Insulated Panels), this green-build offers excellent energy efficiency, sound insulation, and durability. The spacious floor plan features a large primary suite on the main level, with four guest bedrooms and a generous family room upstairs. An attached two-car garage and abundant storage add to the home's functionality. Enjoy the expansive Trex deck with a covered section and a private hot tub?perfect for soaking under the stars. Roof and HVAC systems have been replaced within the last three years. Located at the end of a quiet cul-de-sac, the home overlooks the golf course with serene fairway views and the peaceful sound of a nearby stream. Whether you're seeking a full-time residence or a mountain getaway, this home offers quality craftsmanship and comfort in a tranquil setting.,Granite Counter,Oak Cabinets,Fireplace in Living Room

Built in 2006

Essential Information

MLS® #	666961
Price	\$799,500
Bedrooms	5
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	3,174
Acres	0.38
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Other
Status	Active

Community Information

Address	74 Gray Birch Ln
Subdivision	UNKNOWN
City	Wintergreen Resort
County	NELSON-VA
State	VA
Zip Code	22967

Amenities

Amenities	Entry Lvl BR, Master Bath(s)
View	Golf Course, Trees/Woods
Has Pool	Yes
HOA Amenities	Beach, Golf Club, Jog/walk Path, Tennis Courts, Tot Lots/Plygrd, Lake, Picnic Area, Swimming Pool

Interior

Appliances	Dryer, Washer
Heating	Heat Pump(s), Central
Cooling	Central A/C, Heat Pump(s)
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	HardiPlank, Structural Insulated Panel Sys-SIPS
Exterior Features	Hot Tub, Other
Lot Description	Landscaping, Trees/Wooded, Level, Sloping, Secluded, Private
Windows	Casement, Insulated, Screens
Roof	Architectural Shingle
Foundation	Crawl Space, Concrete Perimeter

School Information

District	NELSON COUNTY PUBLIC SCHOOLS
Elementary	ROCKFISH
Middle	NELSON
High	NELSON

Additional Information

Date Listed	July 17th, 2025
Days on Market	104
Zoning	R

Listing Details

Listing Office	WINTERGREEN REALTY, LLC
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Listing information last updated on October 29th, 2025 at 6:45am EDT