

# \$280,000 - 672 Birch Branch, Salyersville

MLS® #25017268

## \$280,000

2 Bedroom, 1.00 Bathroom, 1,886 sqft  
Residential on 7 Acres

Rural, Salyersville, KY

Welcome to your peaceful retreat. This spacious 2 bedroom, 1 bath home offers over 1,800 square feet of comfortable living space, perfectly nestled on a large private lot surrounded by peace and quiet. Inside, you'll find roomy living areas, a cozy layout, and plenty of potential to make it your own. Step outside and enjoy the expansive yard, ideal for gardening, entertaining, or simply soaking in the serenity. The property also features a detached garage for storage or hobbies, and a cabin. Whether you are looking for a full-time residence or a quiet escape, this one has the space, setting, and charm to make it home.

Built in 1985

## Essential Information

MLS® #	25017268
Price	\$280,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,886
Acres	7.00
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

## Community Information



Address	672 Birch Branch
Area	063 - Magoffin County
Subdivision	Rural
City	Salyersville
County	Magoffin
State	KY
Zip Code	41465

### **Amenities**

Parking	Driveway
# of Garages	1
View	Mountains, Rural, Trees

### **Interior**

Appliances	Double Oven, Dryer, Dishwasher, Range, Refrigerator, Washer
Heating	Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
Fireplaces	Gas Starter
Stories	One

### **Exterior**

Exterior Features	Deck
Windows	Insulated Windows
Roof	Metal
Construction	Brick Veneer, Wood Siding
Foundation	Block

### **School Information**

District	Magoffin County - 63
Elementary	North Magoffin
Middle	Herald Whitaker
High	Magoffin County

### **Additional Information**

Date Listed	August 5th, 2025
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### **Listing Details**

Listing Office	Century 21 American Way Realty
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