

# WELCOME HOME

WEST VIRGINIA AND VIRGINIA'S REAL ESTATE BUYERS GUIDE

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November, 2023



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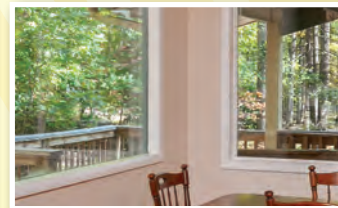
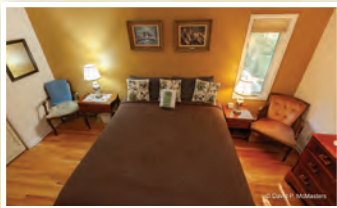
# COOLFONT Mountainside

## Berkeley Springs WV

Home  
At Last



Great home - smart investment opportunity. 5 BR, 3 BA. 3464 sq feet, stone fire place, lower level game room, sun room, large deck. Very attractive property. FULLY FURNISHED, wood floors, vaulted wood ceiling. Enjoy this roomy, private home; gathering place for family and friends. Formerly a popular rental property in Coolfont Mountainside—a beautiful custom home community with wooded hiking trails, a community pool and hot tub, tennis courts and just a few minutes from Berkeley Springs. Quiet woodland setting, fresh mountain air in the heart of the Cacapon Mountains. Enjoy the convenient location where all the amenities of Coolfont Resort and down town Berkeley Springs are just a short walk or drive from the home. “Take the Waters” at the bathhouses, Berkeley Springs State Park (see George Washington’s bathtub). Just minutes to Cacapon State Park. Many folks drive to White Tail Ski resort in the winter. EZ commute to Baltimore and DC metro area. In 2022 Berkeley Springs was named one of the *“Best Small Towns in the U.S. For Art Lovers”*. Exceptional opportunity. Exceptional home. Turnkey ready.



WVMO2003678

**\$475,000**



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**\$205,000**



**105 JEFFERSON ST., MARTINSBURG, WV**

**\$260,000**



**167 WOODBURN LN., HARPERS FERRY, WV**

**\$769,000**



**1272 WHITINGS NECK RD., MARTINSBURG, WV**

**\$330,000**



**411 S. GEORGIA AVE., MARTINSBURG, WV**

**\$395,000**



**100 DALI CT., MARTINSBURG, WV**

**\$404,900**



**80 MERKABA WAY, MARTINSBURG, WV**

**\$299,000**



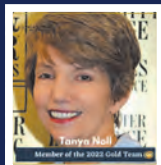
**258 ALL AMERICAN WAY, MARTINSBURG, WV**

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**162 INSPIRATION DR., KEARNEYSVILLE, WV**

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### PRICE IMPROVEMENT!



**54 HIALEAH PL., MARTINSBURG, WV**

One Level Living with minimal steps in from garage and front door! Cute, 3 BR/ 2 BATH Rancher in Bridle Creek is ready for a new owner! Only 4 years old, with tons of great features like: 30 year shingles, CATS Wiring Phone & Cable TV Jacks, Energy-Star Appliances, Air Tight Energy Saving Insulation, Package and House Wrap, Cathedral Ceilings, and Luxury Vinyl flooring (throughout entire house) add an open and spacious feeling to the Kitchen/Great Room area. Beautiful Granite Countertops and an island make this a well functioning kitchen. The Remote Controlled Electric fireplace in the Great Room adds a cozy feel. Owner's Suite is separated from the 2nd and 3rd bedrooms for added privacy, and has en suite bath and walk in closet. Washer and Dryer convey. This neighborhood is level and great for walkers, and also has a basketball court and tot lot. Only 5 minutes to grocery store, 7 minutes to I-81. Come see it soon!

WVBE2022328

\$293,000

### PRICE IMPROVEMENT!



**305 ALDERSHOT DR., MARTINSBURG, WV**

Ranch Style Living done Right! Nestled in the wonderful community of Arcadia Springs. This convenient commuter location is less than 2 minutes to Route 9 and the VA Hospital, and very close to I - 81. Hospital, shopping, Target, grocery, and 20 minutes to the VA or MD State lines. The home boasts hardwood floors throughout the Entryway, Great Room and adjoining Kitchen. Gleaming black appliances, large island and ample cabinetry create a beautiful kitchen space perfect for entertaining. The Sliding glass door off the kitchen opens to a fully fenced, level backyard. Bedrooms have neutral carpet and plenty of closet space. The Primary Bedroom has ensuite bath, and walk-in closet. Large Basement has egress window, rough-in, and plenty of space for a 4th bedroom and full bath. Finish it according to your desires and DOUBLE the square footage of your home. Spacious 19 X 20 2-car Garage. There are lots of recreational activities available in the area for your family! Please give 12 hour notice before showing so that the furry friends may be temporarily relocated.

WVBE2021340

\$305,000

### UNDER CONSTRUCTION!



**NEMACOLFN TR., HEDGESVILLE, WV**

Builder has an eye for detail and it shows in this beautiful new construction. Great curb appeal with farmhouse style windows. Living area has a cozy electric fireplace for those cool evenings. This open floor plan is absolutely perfect for entertaining. Granite countertops, stainless appliances and a large island make this a dream kitchen. Deck offers a beautiful winter mountain view. Laundry is on the main level not the basement for convenience. Nice sized garage with room for some storage. There are a few items to finish up but don't wait to make your appointment. Membership is available with an initiation fee and annual club dues.

WVBE2023370

\$345,000

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### LAND



**ROUTE 9. BERKELEY SPRINGS, WV**

Millionaire dollar views from the top of the mountain. From this beautiful homesite you have the view of 4 states below you. An entry road to the land may be possible directly off Rt. 9 since the property has some frontage on Rt. 9.

WVMO117990

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**415 OXFORD WAY,  
MARTINSBURG, WV \$339,900**  
3 bedrooms, 2 baths, 1,600 sq. ft.



**4198 HEDGESVILLE RD.,  
HEDGESVILLE, WV \$489,900**  
3 bedrooms, 2 baths, 1,600 sq. ft., 1.49 acres



**535 FABLE RD.,  
HEDGESVILLE, WV \$525,000**  
5 bedrooms, 3.5 baths, 2,974 sq. ft., 5.08 acres



**COMMERCIAL SALE**

**268 EAGLE SCHOOL RD.,  
MARTINSBURG, WV \$324,900**  
1,700 sq. ft.



**602-606 N. MILDRED ST.,  
RANSON, WV \$419,900**  
4,000 sq. ft.



**107 S. PRINCESS ST., #101.  
SHEPHERDSTOWN, WV \$679,900**  
4,400 sq. ft.



**197 HALLTOWN RD.,  
HARPERS FERRY, WV \$3,500.00**  
48,000 sq. ft., 13.29 acres



**LAND**

**3 STEPHANIE PL.,  
FALLING WATERS, WV \$32,500**  
.88 acres



**LAND**

**LOT 3 MARTIN PAYNE RD.,  
KEARNEYSVILLE, WV \$62,900**  
1.01 acres



**LAND**

**LOT 1 & 2. HEDGESVILLE RD.,  
HEDGESVILLE, WV \$199,900**  
1.16 acres





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Realtor®  
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### UNDER CONSTRUCTION

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INWOOD, WV



3 bedrooms, 1 bath, 2,352 sq. ft., .58 acres  
**\$260,000**

93 POETS LN.  
INWOOD, WV



3 bedrooms, 2 baths, 1,488 sq. ft., 1.06 acres  
**\$299,900**

915 WILD APPE LN.  
PAW PAW, WV



2 bedrooms, 2 baths, 1,179 sq. ft., 2.02 acres  
**\$349,900**

1891 GILES MILL RD.  
BUNKER HILL, WV



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**\$350,000**

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**\$399,900**

37 STEWART AVE.  
MARTINSBURG, WV



3 bedrooms, 2.5 baths, 3,533 sq. ft., 1.42 acres  
**\$399,900**

LOT 22, 23 LOCUST DR.  
HARPERS FERRY, WV



4 bedrooms, 3 baths, 1,500 sq. ft., .83 acre  
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LOT 23 ADELAIDE CIR.  
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Business Repair ..... 1-800-275-2355  
Billing Information  
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Teleconsumer Hotline .....1-800-332-1124

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Teleconsumer Hotline 1-800-332-1124

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Residential Repair ..... 1-800-921-8104  
Business Repair ..... 1-800-921-8104  
Billing Information  
TTY/Operator Assistance.....1-800-921-8101  
TTY/New/Current Service...1-800-855-1155  
Teleconsumer Hotline ..... 1-800-564-0999

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Waste Management.....1-800-926-6806  
304-267-6975  
Apple Valley Waste..... 304-724-1834



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Sheriff's Office ..... 304-267-7000  
State Police ..... 304-267-0000  
FBI..... 304-263-3421  
Berkeley Medical Center ..... 304-264-1000  
Emergency Room..... 304-264-1215

#### Morgan County

City Police (Berkeley Springs).304-258-1198  
City Police (Paw Paw)304-947-7476 Sheriff's  
Office..... 304-258-1067  
State Police ..... 304-258-0000  
FBI..... 304-263-3421  
War Memorial Hospital..... 304-258-1234  
Emergency Room..... 304-258-6536

#### Jefferson County

City Police (Charles Town) ..... 304-725-27148  
City Police (Ranson) ..... 304-725-2411  
City Police (Harpers Ferry)..... 304-535-6366  
City Police (Shepherdstown)..304-87 6-6036  
Sheriff's Office ..... 304-728-3205  
State Police ..... 304-725-9779  
FBI..... 304-263-3421  
Jefferson Medical Center ..... 304-728-1600  
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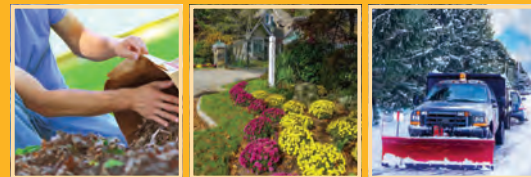
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\*All participants who attend an estimated 60-90-minute in-home product consultation will receive a \$50 VISA Gift Card. Retail value is \$50. Offer sponsored by LeafGuard Holdings Inc. Limit one per household. Company procures, sells, and installs seamless gutter protection. This offer is valid for homeowners over 18 years of age. If married or involved with a life partner, both cohabitating persons must attend and complete presentation together. Participants must have a photo ID and be legally able to enter into a contract. The following persons are not eligible for this offer: employees of Company or affiliated companies or entities, their immediate family members, previous participants in a Company in-home consultation within the past 12 months and all current and former Company customers. Gift may not be extended, transferred, or substituted except that Company may substitute a gift of equal or greater value if it deems it necessary. Gift card will be mailed to the participant via first class United States Mail within 10 days of receipt of the promotion form. Not valid in conjunction with any other promotion or discount of any kind. Offer not sponsored and is subject to change without notice prior to reservation. Offer not available in the states of CA, IN, PA and MI. Expires 10/31/23. LeafGuard operates as LeafGuard of DC in Maryland under registration number MHIC License #116693.





804 N Queen Street  
Martinsburg, WV 25404  
**Office: 304-262-4222**  
Larry DeMarco, Broker



# The Larry DeMarco Team

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**[www.LarryDeMarcoSellsHomes.com](http://www.LarryDeMarcoSellsHomes.com)**

**Larry A.  
DeMarco**

Broker  
Realtor, ABR, GRI, SFR  
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3 Beds, 3.5 Baths, 2,650 SqFt AGF, 0.17Acres



**5539 SHEPHERDSTOWN RD  
MARTINSBURG, WV**  
**\$268,500**  
3 Beds, 1Bath, 1,176 Sq Ft AGF, 3.30 Acres



**123 S MAPLE AVE  
MARTINSBURG, WV**  
**\$399,900**  
4 Beds, 2.5 Baths 2,980 SqFt AGF, 0.13Acres

## 458 CAMELOT BLVD, FALLING WATERS, WV



Welcome to this charming Cape Cod home, perfectly situated in the sought-after Kings Brooke on the Potomac community. With three levels, 6 bedrooms, and 3 full baths, this residence offers an abundance of space and comfort. Your outdoor oasis awaits with an in ground pool featuring a slide and diving board—perfect for endless summer fun. The spacious and flat backyard is fully fenced, making it an ideal place for outdoor activities and gatherings. Additionally, this property includes a coveted river lot, providing opportunities for relaxation and adventure. Inside, you'll find modern conveniences like an oversized garage, a walk-in pantry, and a walk-in closet in the master bedroom, ensuring ample storage and organization options. For added convenience, a dedicated mudroom and a full finished basement provide versatile spaces for everyday living and entertainment. This entire home boasts a well-maintained array of features, promising comfort and convenience throughout. From the moment you step inside, you'll appreciate the attention to detail and the seamless fusion of modern design and timeless functionality. Don't miss the chance to make this Cape Cod gem your own. Experience the best of Kings Brooke on the Potomac living in a home that combines comfort, space, and the beauty of its natural surroundings.

**\$600,000**



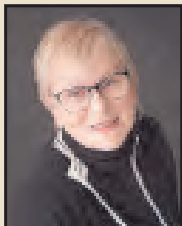
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MARTINSBURG, WV**  
**\$439,900**  
5 Beds, 4 Baths, 3,040 SqFt AGF, 0.32Acres



**3336 BUTTS MILL RD  
HEDGESVILLE, WV**  
**\$125,000**  
1.18 Acres, \$105,932.20 per Acre



**LOT 73 NIMITZ LANE  
HEDGESVILLE, WV**  
**\$199,900**  
5.47 Acres, \$36,544.79 per Acre



**Vicki Clark**  
Realtor, GRI, SFR, SRES



**Kendon Jenkins**  
Realtor



**Stacey Hipp Hobbs**  
Realtor



**Genesis Combs**  
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**Mayci Folk**  
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