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Real Estate Salesperson
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www.MattRidgeway.com

#1 RE/MAX Agent, WV
1995-2023

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of experience to
work for you!



Constance Barnhart, Broker

Let me show you how to
**SELL YOUR HOME for TOP
DOLLAR in 5 DAYS**
(or less!)

Nearly New & Immaculate Townhome READY FOR YOU!

189 HAMPSTEAD BLVD., FALLING WATERS, WV

Why wait on new construction when this 2 years young townhome is ready for you? The immaculate 3 bedroom 2.5 bath home sits in the much sought after Falling Waters area. Outside you have tons of curb appeal with the covered front porch and glass-paned door. The 1 car attached garage will keep your car, and you, out of the weather. Inside you have a bright foyer with LVP floors and a guest 1/2 bath. Down the hall you come to the spacious kitchen with LVP floors, recessed lighting and granite countertops. The breakfast bar, with seating for 3, opens into your dining room. Your LVP floors and recessed lighting carry into the space. Beyond this you have a spacious living room with LVP and a ceiling fan. Glass doors afford access to the rear yard. Upstairs the laundry closet keeps machines nicely tucked from view. A carpeted hall leads to 2 generously sized bedrooms with carpet and closet storage. The hall bath features a single bowl vanity and walk-in shower. The primary suite features carpet, recessed lighting, and tons of natural light. The room features a nice sitting area that would make a great reading nook. You will have a private ensuite bathroom. Here you have an extended single bowl vanity for lots of storage, a walk-in shower for busy mornings, and a large soaking tub to unwind after long days. The suite is completed by a large walk-in closet. This property has everything you want in the location you've been looking for. Come see it today!

WVBE2031094 **\$264,900**



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NMLS ID # 189214 COMPANY ID # 1157987

Valid thru 9/30/2024



908 WEST RACE STREET MARTINSBURG, WV



\$559,000
WVBE2030034

*Schedule a showing today
and discover the perfect
balance of city living in a
serene setting.*

Your dream home awaits!

Beautiful One-Level Brick Mid-Century Modern Home, In-ground pool in Coveted West End, Martinsburg. Close to Lake Thomas and within city limits, this stunning brick home is located on a quiet street with no through traffic, making it perfect for leisurely strolls in a good walking neighborhood.

Pool Area: Fenced-in with space for poolside chairs, a gazebo for shade and relaxation, and a working pool with a diatomaceous earth filter.

Security: Wired with ADT Home Security System. Airbnb Potential: Ideal for short-term rentals, close to historic sites and outdoor activities like hiking and river rafting, the hospital, and a park. Location: Minutes from shopping, dining, schools, parks, and the train station, with about an hour commute to Washington DC. Walking distance to War Memorial Park and close to University Hospital.

Attractive setting with the convenience of city living in a good walking neighborhood.



218 S COLLEGE STREET Martinsburg, WV

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Large commercial building with two large parking lots. Versatile property with great potential for office building, storage building or... offers the flexibility to design the space according to your specific requirements. The downtown location adds value, providing easy access to amenities and potential business opportunities.

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Broker, Owner



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Real Estate Group

Constance Barnhart, Broker

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Real Estate Salesperson

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**62 DAFFODIL CT,
MARTINSBURG, WV**

3 br, 2.5 ba, 1,320 sq. ft.
\$239,900

**2632 WINCHESTER AVE,
MARTINSBURG, WV**

MULTI FAMILY

1,580 sq. ft., 0.50 acres
\$249,000

**189 HAMPSTEAD BLVD,
FALLING WATERS, WV**

3 br, 2.5 ba, 1,443 sq. ft.
\$264,900

**1806 JENKINS HOLLOW RD,
MATHIAS, WV**

4 br, 2.5 ba, 2,300 sq. ft.,
9.42 acres **\$275,000**

**500 E. WASHINGTON ST,
CHARLES TOWN, WV**

**RESIDENTIAL OR
MULTI FAMILY**

4 br, 2 ba, 2,888 sq. ft.
\$349,900

**LOT 22, 23 LOCUST DR,
HARPERS FERRY, WV**

TO BE BUILT

4 br, 3 ba, 1,500 sq. ft.
\$399,900

**COMMERCIAL SALE/MULTI-FAMILY
US ROUTE 522,
BERKELEY SPRINGS, WV**

16.62 acres
\$1,600,000

**BUSINESS OP/COMMERCIAL SALE
3842 ROUTE 259,
MATHIAS, WV**

2,464 sq. ft., building,
2.35 acres **\$149,900**

**LOT 20 SUGAR MAPLE LN,
GERRARDSTOWN, WV**

LAND

1.0 acres
\$26,000

**LOT 18 PEE WEE LN,
HEDGESVILLE, WV**

LAND

1.15 acres
\$30,000

**4TH AVE,
RANSON, WV**

LAND

0.7 acres
\$50,000

**S. REYMANN ST,
RANSON, WV**

LAND

0.7 acres
\$50,000

**LOT 18 PEE WEE LN,
HEDGESVILLE, WV**

LAND

0.28 acres
\$59,900

**LOT 16, EMERSON DR,
FALLING WATERS, WV**

LAND

0.92 acres
\$67,500

**US ROUTE 522,
BERKELEY SPRINGS, WV**

LAND

16.62 acres
\$1,600,000

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Saturday and Sunday: Closed



UTILITIES INDEX

TELEPHONE Berkeley County

New/Current Residential 304-954-6200
New/Current Business 304-954-6202
Residential Repair 1-800-275-2355
Business Repair 1-800-275-2355
Billing Information
TTY/Operator Assistance..... 1-800-564-0999
TTY/New/Current Service... 1-800-564-0999
Teleconsumer Hotline 1-800-332-1124

Morgan County

New/Current Residential 304-954-6200
New/Current Business 304-954-6202
Residential Repair 1-800-275-2355
Business Repair 1-800-275-2355
Billing Information
TTY/Operator Assistance..... 1-800-564-0999
TTY/New/Current Service..... 1-800-564-099
Teleconsumer Hotline 1-800-332-1124

Jefferson County

New/Current Residential 1-800-921-8101
New/Current Business 1-800-921-8102
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

ELECTRIC Berkeley County

For All Services Dial 1-800-255-3443
Customer Service
Emergency Service All Hours
(Lights on/Lights Off)
Billing Inquiries
Credit & Collections
Moving In/Moving Out
Payment Arrangements

Morgan County

For All Services Dial 1-800-255-3443
Customer Service
Emergency Service All Hours
(Lights on/Lights Off)
Billing Inquiries
Credit & Collections
Moving In/Moving Out
Payment Arrangements

Jefferson County

For All Services Dial 1-800-255-3443
Customer Service
Emergency Service All Hours
(Lights on/Lights Off)
Billing Inquiries
Credit & Collections
Moving In/Moving Out
Payment Arrangements

GAS Berkeley County

Mountaineer Gas 1-800-834-2070
Amerigas 304-725-7087
Amerigas (After Hours)..... 304-725-2159

Morgan County

Amerigas 304-725-7087
Amerigas (After Hours)..... 304-725-2159
Blue Flame Inc..... 304-258-3495

Jefferson County

Amerigas 304-725-7087
Amerigas (After Hours)..... 304-725-2159

TV/CABLE Berkeley County

Comcast Cable 800-266-2278

Morgan County

Tele-Media 1-800-225-0633

Jefferson County

Comcast Cable 800-266-2278

TRASH PICK-UP Berkeley County

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

Morgan County

Morgan Sanitation 304-258-3544

Jefferson County

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



NON-EMERGENCY

Berkeley County

City Police (Martinsburg) 304-264-2100
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
Emergency Room..... 304-728-1641

Federal Information Ctr.

<http://www.usa.gov> 800-Fed-Info

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624 BROWNVILLE LN., CHARLES TOWN, WV
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2 bedrooms, 1.5 baths, 1,000 sq. ft., .55 acres



108 S VALLEY ST., MARTINSBURG, WV
\$249,900
Completely Remodeled!
4 Bedrooms, 2 baths, 1,248 sq. ft.



4928 SHEPHERDSTOWN RD., MARTINSBURG, WV
\$259,900
PRICE REDUCED!
3 bedrooms, 2 baths, 1,020 sq. ft.



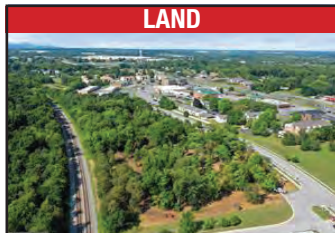
245 SUMMER GROVE DR., KEARNEYSVILLE, WV
\$439,900
Highly Motivated seller!
5 bedrooms, 3.5 baths, 2,834 sq. ft.



17746 DAVIDSON DR., SHARPSBURG, MD
\$549,900
Large Colonial on Corner Lot!
5 bedrooms, 3.5 baths, 2,560 sq. ft., 0.81 acres


LAND

LOT 23 FABLE RD., HEDGESVILLE, WV
\$85,000
5 acres of Pristine WV Wonderland!


LAND

LUTZ AVE., MARTINSBURG, WV
\$350,000
6.82 acres Zoned for Mixed Use Commercial!


LAND

LUTZ AVE., MARTINSBURG, WV
\$550,000
3.49 acres Zoned for Mixed Use Commercial!


LAND

0 DOMINION RD., GERRARDSTOWN, WV
\$2,500,000
121.13 acres Amazing Farmland Ripe for Development!


COMMERCIAL SALE

LUTZ AVE., MARTINSBURG, WV
\$550,000
Building Site Zoned for Mixed Use Commercial!

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The Journal

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Symptoms of plumbing problems

The drip of a faucet, the bang of pipes and the visible signs of a leak under the sink are some notable indicators of plumbing problems. Other, potentially serious issues may not be so evident. How can homeowners tell if they have potential plumbing problems? The following are some sights and sounds that indicate it is time to call in a plumber.

■ **Banging or clanking:** Plumbers refer to these noises as water hammer. This is when a rush of water forces through the pipe and bumps into a closed valve, producing a metallic noise. Something is in the pipe that is restricting water flow. Over time, the flow of water meeting an obstacle could loosen pipe joints as the water tries to find an easier workaround.

■ **Pipe discoloration:** If there is any sign of discoloration on pipes, particularly rust, it could be a symptom of a dripping sink or drain line that is slowly leaking. A slow leak can eventually turn into a big mess if left unattended.

■ **Sewer smells:** Pipes need traps and vents. Traps are designed to prevent sewer gas from entering the home, while vents

channel sewer odor up to the roof. If there are sewer smells, it could mean a trap has dried out or a vent line is cracked, says Family Handyman.

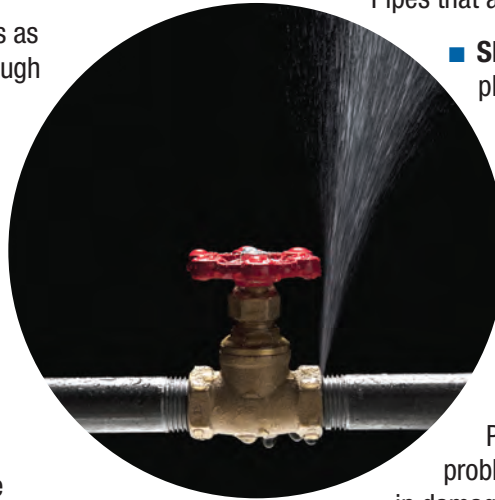
■ **Low water pressure:** If you turn on the faucet and the water pressure is poor, it could be the result of a clog or a leak somewhere in the system.

Pipes that are improperly sized for a home also can affect pressure.

■ **Sluggish drains:** Clearing drains is perhaps the only plumbing problem that homeowners should address themselves. More often than not, drains that fail to drain quickly have a blockage such as hair or other debris. If attempts to clear the drain do not work, it is best to bring in a professional plumber.

■ **Shaking sounds:** Water can cause occasional noises, but if the sounds are frequent, the pipes are not secured firmly enough. A plumber will need to tighten the mounting straps or even completely replace them.

Plumbing issues are nothing to take lightly, as small problems can quickly escalate and cause thousands of dollars in damage.



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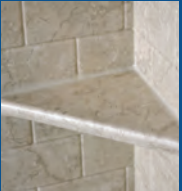
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61 ASA CT, MARTINSBURG, WV



Welcome home to 61 Asa Ct! This dream rancher-style home offers the perfect blend of comfort, convenience, and style. This house boasts a range of features that make it an ideal place to call home. The main level of this rancher features 3 bedrooms and 2 full bathrooms, providing a flexible living arrangement for single-level living. The family

room is the heart of this home, featuring a charming gas fireplace that creates a warm and inviting atmosphere. It's the perfect place to relax with your loved ones or entertain guests. Plantation shutters throughout the home are an amazing upgrade! The fully finished basement is a true bonus, it features another bedroom and full bath, perfect for extended family or guests to stay and have their own space. There is ample space for various activities on the lower level for hosting gatherings or movie nights. Some nice additions are plumbing already for a wet bar if the new owner so chooses and sound proof insulation. The walk-out conveniently brings you up to the fully fenced in backyard with a concrete patio. The screened in back deck is the perfect place to relax and a nice addition to the home. There's a two car garage with A/C which is convenient for an at-home gym, hobby shop or additional storage space. This home is located in a peaceful neighborhood with easy access to major highways, shopping, dining and entertainment. Don't miss your chance to make this lovely home yours!

\$459,900



**164 CHANTILLY CT
HAGERSTOWN, MD**
\$298,500

2 Beds, 2 Baths, 1,771 SqFt AGE,
0.13 Acres



**69 INVASION CT
BUNKER HILL, WV**
\$315,000

3 Beds, 2.5 Baths, 1,408 SqFt AGE,
0.18 Acres



**211 CATCH RELEASE CT
INWOOD, WV**
\$339,000

3 Beds, 2 Baths, 1,592 SqFt AGE,
0.37 Acres



**63 GRINDSTONE DR
HEDGESVILLE, WV**
\$239,000

3 Beds, 2.5 Baths, 1,332 SqFt AGE,
0.00 Acres



**350 BLACK HAWK LN
HEDGESVILLE, WV**
\$358,000

3 Beds, 2 Baths, 1,387 SqFt AGE,
1.56 Acres



COMERCIAL / PENDING

**101 N QUEEN ST
MARTINSBURG, WV**
\$399,000

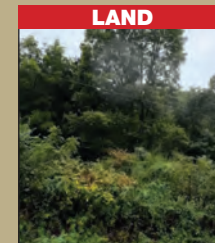
2,355 Building SqFt, 0.33 Acres,
\$159.24 per SqFt



LAND

**1244 LITTLE GEORGETOWN RD
HEDGESVILLE, WV**
\$350,000

15.07 Acre, \$23,224.95 per Acre



LAND

**3336 BUTTS MILL RD
HEDGESVILLE, WV**
\$99,500

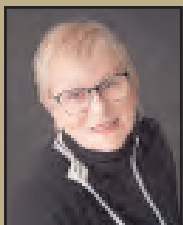
1.18 Acres, \$84,322.03 per Acre



LAND

**LOT A, VINEYARD ROAD
FALLING WATERS**
\$375,000

7.96 Acres, \$47,110.55 per Acre



Vicki Clark
Realtor, GRI, SFR, SRES



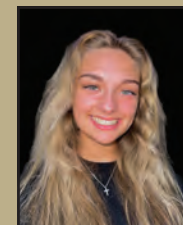
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Realtor



Stacey Hipp Hobbs
Realtor



Genesis Combs
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Mayci Folk
Realtor



Vanessa Lopez Ayala
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