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This updated 4 bedroom, 2 bath Colonial Revival style home in historic Charles Town offers a blend of original details and charm with attractive and functional updates. A freshly painted exterior, extensive repainting in the interior, two new heat pumps, rebuilt front and rear porches and a recently finished lower level with a possible 5th bedroom make this home one to see! The large (8 x 35) front porch features Tuscan-style tapered columns and is a great space to relax after work or watch the parade. The large, paneled front door is flanked by twin sidelights and beneath a large transom, allowing indirect sunlight into the large foyer beyond. Original heart-pine floors dominate the first floor, with original stained and painted woodwork throughout and 9+ foot ceilings. The large great room has tall windows and opens into the gourmet kitchen, featuring professional

grade stainless steel appliances, quartz countertops and custom-made natural cherry cabinetry. The first-floor bedroom has room for a king-sized bed and all the accessories. The first floor full bath with a 5-foot tub/shower with wainscot surround and a nice, louvered vanity with matching cabinetry, mirror and light sconces above, and luxury vinyl plank flooring. The first-floor laundry room with a large window overlooks the rear yard includes nice cabinetry and shelving. Upstairs you'll find 3 large bedrooms, each with large windows and pine floors, and a large walk-in closet on the hallway with a window. Down the hall is a full bath with subway tiled walls and a basket-weave ceramic tiled floor. Up one more flight of stairs is the full, floored attic, great for all of your seasonal storage needs. The English-style basement is a pleasant surprise, recently renovated with an industrial-style theme. White-washed stone walls reflect light, while painted floors and exposed beams and ductwork give the space a rustic charm. There's a large recreation room here and a room that could become a fifth bedroom by adding a larger window. An exit door in the rear leads to the fully fenced rear yard with a large covered rear porch, a 6-foot wood privacy fence, paved off-street parking and plenty of room to garden, barbeque, and entertain. Don't miss your chance to own a fine home in "Charlestown," laid out in 1786 by Charles Washington, George Washington's youngest brother. Call now for your private showing, before it's history.

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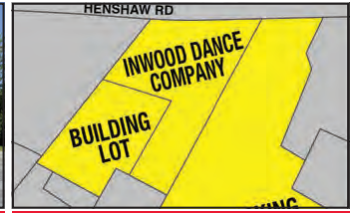
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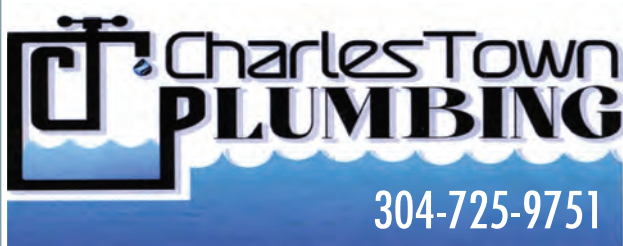
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How DIY can be bad for homeowners

Homeowners know it can be tempting to go the do-it-yourself (DIY) route when starting a home improvement project. Home repairs and renovations can be costly, and the notion of saving money on such projects compels many homeowners to try their hand at home improvements. However, the DIY approach can be costly as well, and if things go awry, homeowners may end up with empty pockets and unfinished projects.

Online tutorials and advertisements for home improvement retailers can make DIY seem like a snap. However, there are potential pitfalls to consider that could make the ostensibly less expensive DIY route far more detrimental to the bottom line than homeowners may recognize.

• **Permits:** Permits ensure work is done in accordance with local codes, which are designed to ensure the safety of residents and their neighbors. Licensed contractors know which permits are necessary for projects they're hired to work on, and many even procure permits for their clients (homeowners are urged to read estimates and contracts to determine who will be responsible for

acquiring the appropriate permits). DIYers may not know about local permits, and therefore go ahead with projects without procuring any. That can be harmful in the short- and long-term. In the short-term, a failure to procure the appropriate permits can make a home less safe and potentially lead to costly fines and necessitate a complete do-over of the project. In the long-term, homeowners who did not secure the appropriate permits may not be given a certificate of occupancy (CO) when putting their homes on the market, which can make it very difficult to sell the home.

• **Ancillary costs:** The ancillary costs of DIY are not often noted in online tutorials. However, such costs can dramatically increase the amount of money DIYers shell out in order to complete projects on their own. Ancillary costs include but are not limited to the price of tools and equipment; disposal fees for materials that will need to be discarded; and the cost of permits. These costs are often included in estimates provided by contractors, but they're easily overlooked by novice DIYers.

• **Repairs:** Even experienced contractors make mistakes, so DIYers, particularly novices, can anticipate making a few errors along the way. Minor mistakes may not prove too costly, but more significant mishaps can quickly negate any cost savings associated with DIY renovations. The cost to fix DIY mistakes varies depending on the project, but a 2019 survey from Porch.com found that the average DIY mistake cost homeowners \$310 and added five and a half hours to the overall time spent to complete a project. It's worth noting the Porch.com survey was conducted prior to the dramatic increase in materials costs related to inflation in recent years. So it's reasonable to assume that fixing DIY mistakes in 2024 could end up costing considerably more than a few hundred dollars.

Before diving in to DIY, homeowners may want to consider the real costs associated with forgoing professional experience in the potentially misplaced hopes of saving a few dollars.



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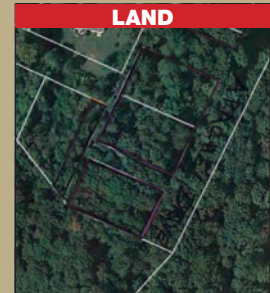
ARE YOU IN NEED OF AN AGENT TO SELL YOUR HOME! CONTACT US AND LIST YOUR HOME TODAY!

115 BELVIEW DRIVE, MARTINSBURG, WV

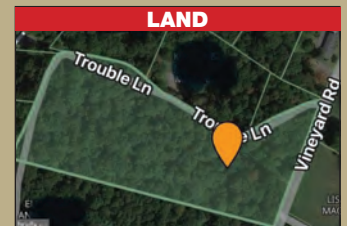
What a special home! This 3 BR, 1 1/2 BA bi-level home has something for everyone. Beautifully updated kitchen, some cabinets with pull-outs. Hardwood floors on the main level, vinyl in the kitchen. The lower level has a finished Rec Room with a built-in bar. The other half of the basement is waiting to be finished—a concrete driveway with a one-car-covered carport. Nicely maintained landscaping with a private patio for entertaining and a storage shed in the backyard. Conveniently tucked in the outskirts of the city limits, no HOA, with county utilities. Close to shopping & schools, Spring Mills High School, and just “enough” of everything to enjoy life.



\$250,000



LAND
APACHE DRIVE, MARTINSBURG, WV
\$250,000 0.00 Acres



LAND
LOT A, VINEYARD ROAD
FALLING WATERS
7.96 Acres, \$47,110.55per Acre



296 SLATE LN
STEPHENSON, VA
\$680,000

3 Beds, 3.5 Baths, 2,644 SqFt AGE,
6.00Acres



73 COSTILLA WAY
HEDGESVILLE, WV
\$399,000

4 Beds, 2.5 Baths, 2,044 SqFt AGE,
0.18Acres



COMERCIAL SALE

101 N QUEEN ST
MARTINSBURG, WV
\$495,000

2,355 Building SqFt, 0.33Acres,
\$210.19per SQFT



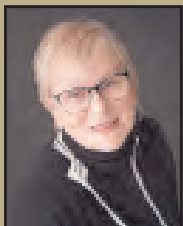
84 POWHATAN TRL
HEDGESVILLE, WV
\$396,500

3 Beds, 2 Baths, 2,184 SqFt AGE,
0.48Acres



1276 RIPARIAN DR
FALLING WATERS, WV
\$399,000

4 Beds, 2.5 Baths, 2,222 SqFt AGE,
0.71Acres



Vicki Clark
Realtor, GRI, SFR, SRES



Kendon Jenkins
Realtor



Stacey Hipp Hobbs
Realtor



Genesis Combs
Realtor



Mayci Folk
Realtor



Vanessa Lopez Ayala
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