

# \$505,000 - 218 Treadwell St, BERRYVILLE

MLS® #VACL2003898

**\$505,000**

5 Bedroom, 5.00 Bathroom, 2,690 sqft  
Residential on 0.47 Acres

NONE AVAILABLE, BERRYVILLE, VA

REDUCED!!FIRST TIME on the market in 50 years!! Located in a quiet neighborhood near Berryville's quaint downtown, this 4 Bedroom/3 Bath home with additional 1 Bedroom and 2 Bathrooms in accessory building, can be your investment property, your personal home, or both.

Once upon a time, this home served as a rooming house for young school teachers in Berryville, and it has transitioned back and forth from single family to apartments multiple times through the decades.

While the home is currently divided into three apartments the apartments were thoughtfully created with care, so the property can be easily be returned to use as a large single family home.

The home features historic wood trim, five panel doors, older light fixtures, a dry cellar, a walk-up attic, a newer roof and has largely maintenance-free multicolored stucco. Several rooms feature custom bookshelves.

On the main level is a handicap accessible bathroom, a great room with vaulted ceiling, bay window, stone fireplace, custom shelves and builtin wood box and a tin roof. Kitchen has beautiful custom heart pine cabinets and wood flooring. Both kitchen and great room have exposed beams.



The large lot has mature landscaping providing a shady back yard with a lot of privacy and plenty of space for a garden.

GIANT SHOP BUILDING also houses its own kitchenette, two bathroom facilities, storage loft, washing machine, and wrap-around screened in porch.

Plenty of parking, dual driveways, no HOA, and commutable to NoVA/DC.

This solid and flexible home has character. Bring your updating ideas - the possibilities are endless! You may not find another home like this in Berryville for many years so don't miss this opportunity to own some history that dates back to 1877.

Please note this property is being SOLD AS IS. Storage containers (2) and shed convey.

Built in 1887

### **Essential Information**

|                |                              |
|----------------|------------------------------|
| MLS® #         | VACL2003898                  |
| Price          | \$505,000                    |
| Bedrooms       | 5                            |
| Bathrooms      | 5.00                         |
| Full Baths     | 5                            |
| Square Footage | 2,690                        |
| Acres          | 0.47                         |
| Year Built     | 1887                         |
| Type           | Residential                  |
| Sub-Type       | Detached                     |
| Style          | Converted Dwelling, Colonial |
| Status         | Active                       |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 218 Treadwell St |
| Subdivision | NONE AVAILABLE   |

|          |            |
|----------|------------|
| City     | BERRYVILLE |
| County   | CLARKE-VA  |
| State    | VA         |
| Zip Code | 22611      |

### Amenities

|          |                                                                          |
|----------|--------------------------------------------------------------------------|
| Parking  | Asphalt Driveway, Crushed Stone, Gravel Driveway, Paved Parking, Private |
| Has Pool | Yes                                                                      |

### Interior

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| Heating         | Hot Water                                                |
| Cooling         | None                                                     |
| Has Basement    | Yes                                                      |
| Basement        | Connecting Stairway, Partial, Poured Concrete, Sump Pump |
| Fireplace       | Yes                                                      |
| # of Fireplaces | 1                                                        |
| Fireplaces      | Stone                                                    |
| # of Stories    | 2                                                        |
| Stories         | 2 Story                                                  |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Combination, Frame, Stucco, Wood |
| Exterior Features | Fenced-Partially                 |
| Lot Description   | Level                            |
| Roof              | Metal, Shingle                   |
| Foundation        | Concrete Perimeter, Stone        |

### School Information

|          |                              |
|----------|------------------------------|
| District | CLARKE COUNTY PUBLIC SCHOOLS |
|----------|------------------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 87              |
| Zoning         | NULL            |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Jim Barb Realty, Inc. |
|----------------|-----------------------|

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