

\$785,000 - 325 S Church St, BERRYVILLE

MLS® #VACL2005984

\$785,000

5 Bedroom, 4.00 Bathroom, 3,599 sqft
Residential on 0.53 Acres

BERRYVILLE, BERRYVILLE, VA

Open Saturday 11-1! This beautifully restored 1890's colonial retains the authentic character of an older home, while the expansive addition, custom kitchen, one-of-a-kind bathrooms, and multiple indoor/outdoor gathering areas bring functionality to the property.

New Boiler, New Tankless H2O Heater, Fresh Exterior Paint, Renovated/Modern Kitchen+Baths+Laundry Room, Modern Plumbing and Electrical Systems.

The expansive 3 story addition was originally built as an art studio, approved for a home business. The 1st floor is for creating and entertaining (with wet bar and bath), while the top floor has 2 light-filled studios, a bedroom and full bath. The unfinished basement is heated with extra outlets, for even the messiest workshop.

Outside, you'll find multiple decks, patios, and sitting areas with perennial plantings, stone edging, and a full garden with she-shed!

The detached garage workshop has plenty of available power. And don't forget our 1st floor primary bedroom with private entrance and full bath. The home is perfectly placed in quaint, small-town Berryville, walkable to everything! Welcome home!! All sizes approximate

Built in 1890

Essential Information



MLS® #	VACL2005984
Price	\$785,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	3,599
Acres	0.53
Year Built	1890
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	325 S Church St
Subdivision	BERRYVILLE
City	BERRYVILLE
County	CLARKE-VA
State	VA
Zip Code	22611

Amenities

Amenities	Additional Stairway, Attic, Bar, Soaking Tub, Bathroom - Walk-In Shower, CeilingFan(s), Entry Lvl BR, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Skylight(s), Studio, Upgraded Countertops, Shades/Blinds, Wood Floors, Wine Storage
Utilities	Cable TV Available, Electric Available, Natural Gas Available, Phone Available
# of Garages	1
Garages	Garage - Side Entry, Other

Interior

Appliances	Dishwasher, Range hood, Refrigerator, Disposal, Dryer, Oven/Range-Electric, Stainless Steel Appliances, Washer, Water Heater - Tankless, Water Heater - High-Efficiency
Heating	Radiator, Hot Water, Heat Pump(s)
Cooling	Ductless/Mini-Split
Has Basement	Yes

Basement	Unfinished, Outside Entrance, Improved, Interior Access, Space For Rooms, Workshop, Walkout Level, Poured Concrete, Heated, Daylight, Full
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stucco, HardiPlank
Exterior Features	Outbuilding Apartment, Gutter System, Porch(es), Deck(s), Patio
Lot Description	Landscaping, Lot Premium, Rear Yard, SideYard(s), Trees/Wooded
Windows	Double Pane, Skylights, Wood Frame
Roof	Metal, Shingle
Foundation	Stone, Concrete Perimeter

School Information

District	CLARKE COUNTY PUBLIC SCHOOLS
High	CLARKE COUNTY

Additional Information

Date Listed	September 1st, 2025
Days on Market	57
Zoning	NULL

Listing Details

Listing Office	RE/MAX Roots
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