

\$975,000 - 222 Barred Owl Ln, BOYCE

MLS® #VACL2006052

\$975,000

4 Bedroom, 4.00 Bathroom, 4,011 sqft

Residential on 5.28 Acres

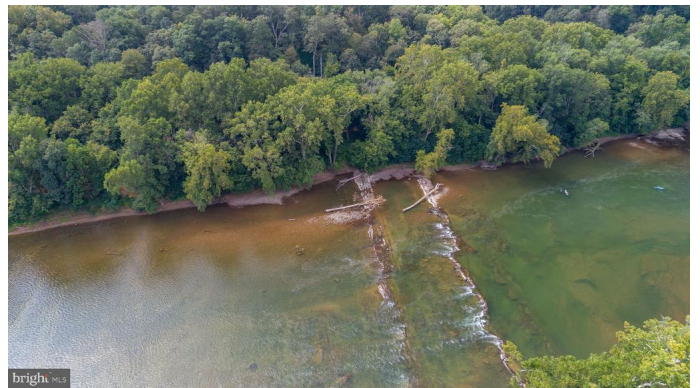
CALMES NECK ESTATES, BOYCE, VA

Enjoy your own slice of paradise in this rare find right on the Shenandoah River surrounded by the Blue Ridge Mountains. Beautiful stone home sits at the end of a private lane with over 600' of waterfront with some of the best fishing on the river. Perched on a hill, you can hear the river from anywhere on the property.

Custom home boasts four (4) full bedrooms, three (3) full and two (2) half baths, large playroom/den and nursery/office on over 5 wooded acres. Gourmet kitchen with soapstone countertops, double oven, dishwasher and upscale custom cabinets. Hardwood flooring in almost every room. Gas fireplace for cozy evenings in the owner's suite, another gas fireplace in the family room with a stone surround and a wood burning fireplace in the living room.

Owner's suite has a claw foot tub, custom glass shower and two sinks. Second bedroom has an ensuite bathroom as well. Living room has cathedral ceiling. Reverse osmosis water treatment system in kitchen. Large deck for dining outdoors and stone patio with a built in firepit for enjoying smores. Extensive renovations done in 2018 - 2021 including an attached over-sized two car garage. Basement has additional refrigerator and workshop area.

Fenced dog play area from deck. Gated community for added security. Path leads



down to your private waterfront beach. Community common area has picnic tables, camping sites, and boat launch for tubing, kayaking or paddleboard allowing you to float down the river to your own backyard. Close to Shenandoah National Park, Appalachian Trail, Sky Meadows State Park, and many wineries/breweries. Catch a backyard glimpse of a bald eagle, fox, deer, pileated woodpecker or other wildlife.

Burwell Van Lennep Foundation ensures the surrounding countryside directly across the river will remain unchanged. If you're looking for peace and quiet and waterfront location, this is the perfect home for you!

Built in 1991

Essential Information

MLS® #	VACL2006052
Price	\$975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	4,011
Acres	5.28
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Craftsman
Status	Active

Community Information

Address	222 Barred Owl Ln
Subdivision	CALMES NECK ESTATES
City	BOYCE
County	CLARKE-VA
State	VA

Zip Code 22620

Amenities

Amenities Built-Ins, Crown Molding, Formal/Separate Dining Room, Master Bath(s), Recessed Lighting, Upgraded Countertops, Wood Floors, Water Treat System, CeilingFan(s)

Utilities Propane

Parking Gravel Driveway

of Garages 2

Garages Additional Storage Area, Garage - Front Entry, Garage Door Opener, Oversized

View River, Trees/Woods

Is Waterfront Yes

Waterfront River

Interior

Interior Features Floor Plan-Open

Appliances Cooktop, Dishwasher, Extra Refrg/Frz, Icemaker, Microwave, Oven-Double, Oven-Wall, Refrigerator, Washer, Water Heater

Heating Forced Air, Heat Pump(s), Zoned

Cooling Central A/C, Heat Pump(s), Programmable Thermostat, Zoned

Has Basement Yes

Basement Combination, Outside Entrance, Workshop

Fireplace Yes

of Fireplaces 3

Fireplaces Fireplace - Glass Doors, Gas/Propane, Wood

of Stories 3

Stories 3

Exterior

Exterior Cedar Siding, Stone

Exterior Features Extensive Hardscape, Outbuilding Apartment, Satellite Dish, Secure Storage, Stone Retaining Walls, Patio, Deck(s)

Lot Description Backs to Trees, Front Yard, Landscaping, Secluded, Trees/Wooded

Windows Insulated

Roof Architectural Shingle, Shake

Foundation Permanent

School Information

District CLARKE COUNTY PUBLIC SCHOOLS

Additional Information

Date Listed	September 11th, 2025
Days on Market	48
Zoning	FOC

Listing Details

Listing Office	Coldwell Banker Elite
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