

\$400,000 - 328 S Church St, BERRYVILLE

MLS® #VACL2006060

\$400,000

3 Bedroom, 2.00 Bathroom, 2,588 sqft

Residential on 0.48 Acres

BERRYVILLE, BERRYVILLE, VA

Welcome to 328 S Church Street, a classic 1960s ranch-style home nestled on a generous corner lot—nearly half an acre—in the heart of Berryville. Just a short stroll from local shops, restaurants, and businesses, this property offers small-town convenience with plenty of space to call your own.

Lovingly cared for by the same owner for over 25 years, this home has received important updates over time, including a new architectural shingle roof, updated HVAC system, newer water heater, and vinyl windows.

The main level features hardwood floors, three comfortable bedrooms, a well-laid-out kitchen, and a bright family room perfect for gathering. A washer and dryer are conveniently located just off the kitchen.

Downstairs, the expansive basement offers incredible potential with two bonus rooms, a full bath, and a kitchenette with sink and cabinets. An additional washer and dryer are also located here. With a little work, the lower level could be transformed into a private guest suite, in-law space, or extended family quarters.

Outside, the large corner lot shines. The driveway flows through the carport into the backyard, providing abundant parking options. A spacious storage shed adds extra



utility”ideal for storage, hobbies, or creative projects.

Don’t miss this opportunity to own a well-maintained home with room to grow in one of Berryville’s most desirable locations!

Built in 1960

Essential Information

MLS® #	VACL2006060
Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,588
Acres	0.48
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active Under Contract

Community Information

Address	328 S Church St
Subdivision	BERRYVILLE
City	BERRYVILLE
County	CLARKE-VA
State	VA
Zip Code	22611

Interior

Heating	Central, Heat Pump - Electric BackUp, Baseboard - Electric
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Partial, Full, Heated, Improved, Partially Finished, Poured Concrete, Sump Pump, Windows
# of Stories	1

Stories1 Story

Exterior

ExteriorBrick and Siding
Lot DescriptionBacks to Trees, Corner Lot, Front Yard, Rear Yard, Private
RoofArchitectural Shingle
FoundationPermanent, Block, Brick/Mortar, Slab

School Information

DistrictCLARKE COUNTY PUBLIC SCHOOLS

Additional Information

Date ListedSeptember 12th, 2025
Days on Market5
ZoningNULL

Listing Details

Listing OfficeColony Realty

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