

# \$1,475,000 - 265 Haventree Terrace, FALLING WATERS

MLS® #WVBE2039756

**\$1,475,000**

4 Bedroom, 4.50 Bathroom, 3,602 sqft

Residential on 4.54 Acres

BELLA VISTA, FALLING WATERS, WV

Welcome to Lot 30 of Bella Vista Subdivision; an exclusive 12 lot subdivision with a gated entrance and deep water access. This house is a spectacular creation where craftsman blends beautifully with traditional and the most stunning view to offer this once in a lifetime dream home. Professional yet elegant kitchen where the pickiest of chefs will assuredly bedazzle their guests. Enriched with the custom paneled SubZero French door refrigerator, 48" Wolf stove, handmade cabinetry with an amazing butler's pantry showcasing the same custom cabinetry with glass panels and open shelving. Enjoy magnificent views of the mountains and river from every room along the rear of this gem perfectly framed by Anderson triple windows or quad sliders. Off the kitchen is what we call the sunrise/sunset room where you can watch the sun rise and set in this glorious space with dual sliders facing East and West and that gorgeous river/mountain view through rear facing triple windows. The 2-story living room has a gas fireplace encapsulated by beautiful stonework, custom cabinets and bookshelves.

The covered porch, which will be the homerun hit for all who visit, can be easily accessed from the living room or the sunrise room. Your visitors will enter from the front of this gorgeous home through a stunning mahogany door surrounded by cedar beams/post and professional landscaping. Upon entering your home, guests will be torn between the custom details of the wrapping staircase and custom



moldings or gazing straight to the rivers views. Flanking the foyer you will find an office with French doors opposing a stunning formal dining room adorn with chair rail, shadow boxes, triple crown molding, and windows. Up the stairs; the loft which overlooks the living room and stone fireplace sports wood floors and triple crown molding. Off the loft you can enter the three ensuite bedrooms all with triple windows, walk in closets, custom granite topped vanities, beautiful tile work and upstairs laundry room. The primary suite is peacefully tucked away on the main level behind the kitchen area which provides for a spa-like experience. Upon waking every morning to this amazing view you may choose to walk out and enjoy the fresh air on your adjoining deck or relax in your primary bathroom adorn with custom double vanity, free standing soaking tub and marble tiled shower with glass doors. Oh, did I mention its own laundry off of the master closet with custom shelving? Just in case this isn't enough, the additional 2,000 sq ft of unfinished space in the basement boasts 9 foot ceilings and the same incredible views through triple windows and 2 sliders. Use your imagination to unleash the potential in designing this perfect spot to entertain guests. The builder also invested in a Kinetico water system including water softener, UV light sanitizer, and reverse osmosis drinking system. Don't let this opportunity pass you by; come see the attention to detail and some of the best sunsets and incredible views of MD, WV and PA from your back porch.

Built in 2025

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | WVBE2039756 |
| Price  | \$1,475,000 |

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.50        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,602       |
| Acres          | 4.54        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Craftsman   |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 265 Haventree Terrace |
| Subdivision | BELLA VISTA           |
| City        | FALLING WATERS        |
| County      | BERKELEY-WV           |
| State       | WV                    |
| Zip Code    | 25419                 |

### Amenities

|              |                              |
|--------------|------------------------------|
| Utilities    | Under Ground                 |
| # of Garages | 2                            |
| Garages      | Garage - Side Entry          |
| View         | River, Mountain, Trees/Woods |

### Interior

|                 |              |
|-----------------|--------------|
| Heating         | Heat Pump(s) |
| Cooling         | Central A/C  |
| Has Basement    | Yes          |
| Basement        | Unfinished   |
| Fireplace       | Yes          |
| # of Fireplaces | 1            |
| Fireplaces      | Gas/Propane  |
| # of Stories    | 2            |
| Stories         | 2 Story      |

### Exterior

|          |                      |
|----------|----------------------|
| Exterior | Concrete/Block, Wood |
|----------|----------------------|

Foundation                      Concrete Perimeter

**School Information**

District                         BERKELEY COUNTY SCHOOLS

**Additional Information**

Date Listed                    June 1st, 2025

Days on Market            78

Zoning                         NONE

**Listing Details**

Listing Office                The KW Collective

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