

\$1,999,000 - 222 Vaughndom Way, MARTINSBURG

MLS® #WVBE2041788

\$1,999,000

6 Bedroom, 5.50 Bathroom, 6,950 sqft

Residential on 2.97 Acres

NONE AVAILABLE, MARTINSBURG, WV

This exceptional 2023 custom-built smart home offers 6 bedrooms, 5.5 baths, and over 200 feet of deep-water Potomac River frontage on nearly 3 acres—complete with a private boat ramp, two-tiered concrete sea wall, Ipe wood decking with LED lighting, a sunken firepit, pavilion, and a 60' x 50' recreation pad with 100-amp service. A detached 1-bed/1-bath guest cottage adds flexibility for guests or short-term rental potential. Inside, smart home technology is integrated throughout, including zoned heating, custom sound systems, three home theaters, and heated floors. Designed for luxury living and outdoor adventure, the home features expansive windows, soaring 17-ft ceilings, and seamless indoor-outdoor flow. The show-stopping gourmet kitchen includes custom cabinetry, a Thermador paneled refrigerator and freezer, Calcutta marble countertops, handmade Zellige Moroccan tile, unlacquered brass fixtures, a commercial-grade gas range with a custom vent hood, and an oversized island with a four-inch butcher block extension—plus a walk-in pantry with discreet pet access. The spacious primary suite offers panoramic river views and a private balcony. The luxurious ensuite bath features a smoky quartzite double vanity, a sky-lit soaking tub, and a two-person statuary marble shower with glass enclosure—paired with dual walk-in closets custom outfitted in white oak. Two private bedroom wings—each with access to



marble-finished baths”ensure comfort and privacy. Additional amenities include a heated four-car garage, whole-house propane generator with a 1,000-gallon buried tank, a laundry chute, and an elevator shaft rough-in. Located less than two hours from Washington, D.C. and Baltimore, this home offers easy access to the MARC train in Martinsburg for direct commuting. The surrounding area features a rich blend of history, outdoor recreation, and cultural attractions: bike or hike the scenic C&O Canal Towpath, explore Antietam National Battlefield, and experience the acclaimed Contemporary American Theater Festival. Nearby Harpers Ferry offers historic charm and sweeping river views with white water rafting and breweries, while the boutique shops, art galleries, and nationally recognized dining of Shepherdstown and Martinsburg round out the lifestyle. Whether you’re seeking a private riverfront retreat, a high-end short-term rental, or a move-in-ready primary residence, this property offers a rare combination of craftsmanship, technology, and natural beauty.

Built in 2023

Essential Information

MLS® #	WVBE2041788
Price	\$1,999,000
Bedrooms	6
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	6,950
Acres	2.97
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Contemporary

Status Active

Community Information

Address 222 Vaughndom Way
Subdivision NONE AVAILABLE
City MARTINSBURG
County BERKELEY-WV
State WV
Municipality Opequon District
Zip Code 25404

Amenities

Amenities Soaking Tub, Tub Shower, Bathroom - Walk-In Shower, Built-Ins, Butlers
Pantry, CeilingFan(s), Entry Lvl BR, Exposed Beams, Laundry Chute,
Pantry, Master Bath(s), Recessed Lighting, Skylight(s), Sound System,
Upgraded Countertops, Walk-in Closet(s), Shades/Blinds
Utilities Propane, Sewer Available, Water Available, Electric Available
Parking DW - Circular, Gravel Driveway, Private
of Garages 4
Garages Garage - Front Entry, Inside Access, Oversized
View Garden/Lawn, Panoramic, River, Trees/Woods, Water
Is Waterfront Yes
Waterfront River

Interior

Interior Features Floor Plan-Open
Appliances Dishwasher, Dryer - Electric, Energy Star Appliances, Oven/Range-Gas,
Refrigerator, Stove, Washer, Water Heater
Heating Heat Pump(s)
Cooling Central A/C
of Stories 2
Stories 2 Story

Exterior

Exterior Combination
Exterior Features Extensive Hardscape, Exterior Lighting, Play Area, Stone Retaining
Walls, Other, Balconies-Multiple, Patio
Lot Description Backs to Trees, Cleared, Fishing Available, Front Yard, Level, Rear
Yard, Rural
Windows Energy Efficient, Skylights

Roof	Metal, Other
Foundation	Concrete Perimeter, Passive Radon Mitigation

School Information

District	BERKELEY COUNTY SCHOOLS
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Additional Information

Date Listed	July 10th, 2025
Days on Market	107
Zoning	101

Listing Details

Listing Office	Hunt Country Sotheby's International Realty
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