

# \$299,900 - 53 Monacan Trl, HEDGESVILLE

MLS® #WVBE2044584

**\$299,900**

2 Bedroom, 1.00 Bathroom, 840 sqft  
Residential on 0.75 Acres

THE WOODS, HEDGESVILLE, WV

What hasn't been done here? This jewel box on a .75-acre level lot with mature hardwoods has been taken down to the studs and completely reimaged by South County Ventures with licensed contractors at every step. From the new architectural roof and gutters to upgraded wiring, insulation, HVAC, and plumbing, the essentials are as fresh as the stylish finishes inside.

Step inside from the brand-new front deck and you're immediately struck by the openness of the floor plan. To the right, a magnificent kitchen shines with all-new soft-close cabinetry, quartz countertops, stainless GE appliances, and a custom coffee bar. Beyond, the living and dining spaces flow seamlessly together, anchored by a sliding glass door that leads to the rescreened porch—a natural extension of the home's gathering spaces.

Both bedrooms feature vaulted ceilings, creating an airy, spacious feel, plus large closets and new carpet for comfort. One bedroom even includes a washer/dryer hookup tucked into a closet for convenience.

The thoughtful updates continue outside, with extensive tree removal, fresh paint, and every detail dialed in. Nothing was overlooked—from the addition of new gutters to pumping and inspecting the septic (5/2025) to installing fresh insulation and a vapor barrier in the crawl space—every choice reflects the



same commitment to lasting quality and comfort.

This is a move-in ready retreat in The Woods, blending modern comfort with the charm of a wooded setting.

Please note: This home does not currently include a Woods Club membership, but buyers may inquire about adding either a Class A or Class B membership (one-time initiation fee of \$3,150 applies).

Home is professionally staged; furnishings and décor do not convey.

An itemized list of completed renovations is available upon request.

Seller is a licensed Real Estate Agent in Maryland and Pennsylvania

Built in 1977

### **Essential Information**

MLS® #	WVBE2044584
Price	\$299,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	840
Acres	0.75
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Active

### **Community Information**

Address	53 Monacan Trl
Subdivision	THE WOODS
City	HEDGESVILLE
County	BERKELEY-WV

State	WV
Municipality	Town Of Hedgesville
Zip Code	25427

### **Amenities**

Amenities	Tub Shower, Carpet, Entry Lvl BR, Bar, Recessed Lighting, Upgraded Countertops
Utilities	Above Ground
Parking	Gravel Driveway
View	Trees/Woods

### **Interior**

Interior Features	Floor Plan-Open
Appliances	Microwave, Refrigerator, Oven/Range-Electric, Water Heater
Heating	Heat Pump(s)
Cooling	Central A/C
# of Stories	1
Stories	1 Story

### **Exterior**

Exterior	T-1-11, Frame
Exterior Features	Exterior Lighting, Gutter System, Deck(s), Porch-screened, Porch(es)
Lot Description	Backs to Trees, Cul-de-sac, Level
Windows	Double Pane, Vinyl Clad
Roof	Architectural Shingle
Foundation	Crawl Space, Pillar/Post/Pier

### **School Information**

District	BERKELEY COUNTY SCHOOLS
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### **Additional Information**

Date Listed	September 27th, 2025
Days on Market	28
Zoning	101

### **Listing Details**

Listing Office	Potomac Valley Properties, Inc.
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