

\$300,000 - 18 Gauley River Path, FALLING WATERS

MLS® #WVBE2045248

\$300,000

3 Bedroom, 2.50 Bathroom, 2,440 sqft

Residential on 0.07 Acres

BROOKFIELD, FALLING WATERS, WV

Welcome to Brookfield on the Potomac, a highly desirable community offering private river access, walking and golf cart trails, playgrounds, basketball and volleyball courts, and a scenic 12-acre picnic area along the Potomac River. Residents also enjoy a neighborhood boat ramp - perfect for kayaking, boating, or fishing - all within a quiet setting just minutes from shopping, dining, and schools.

This beautifully maintained three-level end-unit townhouse combines space, comfort, and convenience. The bright and open main level features a beautiful kitchen with upgraded appliances, abundant cabinetry, and ample storage. The main and lower levels have been freshly painted, and the open layout provides a perfect flow for entertaining and everyday living.

Outdoor spaces include a deck, a private fenced backyard, and a lower-level patio surrounded by attractive landscaping—ideal for relaxing or hosting gatherings.

Upstairs, the primary suite offers a large walk-in closet and private bath, while the upper-level laundry adds everyday convenience. The lower level provides versatile space for a recreation room, home office, or guest area.

Enjoy the best of comfort and community in



this peaceful Brookfield neighborhood with endless outdoor amenities and easy access to everything you need.

Built in 2012

Essential Information

MLS® #	WVBE2045248
Price	\$300,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,440
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Colonial
Status	Coming Soon

Community Information

Address	18 Gauley River Path
Subdivision	BROOKFIELD
City	FALLING WATERS
County	BERKELEY-WV
State	WV
Municipality	Falling Waters District
Zip Code	25419

Amenities

Amenities	Carpet, CeilingFan(s), Crown Molding, Master Bath(s), Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors, Washer/Dryer Hookup
# of Garages	1
Garages	Garage - Front Entry, Additional Storage Area

Interior

Interior Features	Floor Plan-Open
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Appliances	Built-In Microwave, Dishwasher, Oven/Range-Electric, Refrigerator
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Daylight, Full, Front Entrance, Full, Interior Access, Outside Entrance, Walkout Level, Windows
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Deck(s), Patio, Porch(es), Porch-enclosed, Fenced-Rear
Roof	Asphalt
Foundation	Slab, Permanent

School Information

District	Berkeley County Schools
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Additional Information

Date Listed	October 20th, 2025
Zoning	101

Listing Details

Listing Office	Samson Properties
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