

\$485,000 - 397 Happy Valley Ln, BERKELEY SPRINGS

MLS® #WVMO2006418

\$485,000

3 Bedroom, 2.00 Bathroom, 1,280 sqft

Residential on 3.62 Acres

HAPPY VALLEY RETREAT, BERKELEY SPRINGS, WV

Welcome to 397 Happy Valley Lane a solar powered home where you could be "off" or "on" grid with just the flip of a switch! The current owner certainly had an eye for detail when building this home - upon walking in the front door you will immediately notice the beautiful tile flooring, the amazing wood cathedral ceilings, the exposed metal beams, and wood burning stove. The spacious Great Room is the perfect space to entertain family and friends; the open concept allows for you to be finishing up (or cleaning up) in the kitchen while still being able to enjoy the gathering. You will find beautiful tile flooring and the same wood ceilings in all three of the well-appointed bedrooms. The primary bedroom offers an attached bath with a large tile tub/shower combo. The smaller of the three bedrooms boast a wood burning stove (that is right - this home comes with not one, but two wood burning stoves!). The second bathroom is conveniently located just off the great room and boast a large tile shower. You will find the same wood used on the ceilings as accents in several areas throughout the home. Another amazing feature of this home is the arched entryways to each interior room featuring sliding barn doors. The front and back porches are both covered and boast exterior tile flooring. The 14x32 attached carport allows for plenty of space to park your vehicle or outdoor equipment. Outside you will also find a beautiful handmade stone retaining



wall, 3 outbuildings (one of these being a chicken coop), a large already established garden, and (as if that isn't enough) there are 30 different types of fruit trees on the property.

Can you imagine having all of this AND the potential of not having any utility bills should you chose to stay "off" grid? The two 500lb batteries that store the solar are found in a loft area of the home. Another unique feature of the property is the 650 gallon rain water collection system the current owner has established. Another PLUS is the convenience of town being only approximately 15 minutes away! Looking for privacy? Serenity? To simplify your lifestyle? Then look no further! Whether you are seeking a full-time residence or a weekend get-away this home is a MUST SEE!

Built in 2024

Essential Information

MLS® #	WVMO2006418
Price	\$485,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,280
Acres	3.62
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active

Community Information

Address	397 Happy Valley Ln
Subdivision	HAPPY VALLEY RETREAT
City	BERKELEY SPRINGS
County	MORGAN-WV

State	WV
Municipality	Rock Gap
Zip Code	25411

Amenities

Amenities	Tub Shower, Bathroom - Walk-In Shower, CeilingFan(s), Master Bath(s), Wd Stove Insrt
View	Mountain, Trees/Woods

Interior

Interior Features	Floor Plan-Open
Appliances	Dryer, Dishwasher, Microwave, Oven/Range-Electric, Refrigerator, Washer
Heating	Wood Burn Stove, Other, Solar Off Grid
Cooling	Ductless/Mini-Split
# of Stories	1
Stories	1 Story

Exterior

Exterior	Block, Metal
Exterior Features	Outbuilding Apartment, Porch(es)
Lot Description	Backs to Trees, Private
Roof	Metal
Foundation	Crawl Space, Block

School Information

District	MORGAN COUNTY SCHOOLS
Elementary	WIDMYER
Middle	WARM SPRINGS
High	BERKELEY SPRINGS

Additional Information

Date Listed	August 1st, 2025
Days on Market	90
Zoning	109

Listing Details

Listing Office	Perry Realty, LLC
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