

\$289,000 - 200 Ponds Ct, BERKELEY SPRINGS

MLS® #WVMO2006834

\$289,000

2 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 2.38 Acres

SLEEPY CREEK FARMS, BERKELEY SPRINGS, WV

CHARMING 2 BED, 1 BATH HOME POSITIONED ON 2.38 LEVEL ACRES! With 816 square feet of thoughtfully designed living space, featuring an open concept (kitchen, dining, living room), and being sold fully furnished, this property presents an attractive investment opportunity for both first-time buyers and seasoned investors. The home features recent renovations and custom fixtures and designs, like the hand-crafted coffee/wine bar, which enhances its appeal and functionality, making it move-in ready for new owners or tenants. Large windows throughout bring in the beauty of nature and offer wonderful natural light. The layout of the home maximizes the available square footage, creating comfortable living areas that flow naturally from room to room. Both bedrooms with 12' high ceilings provide adequate space for furniture and personal belongings, while the full bathroom serves the home efficiently. The property's proximity to Berkeley Springs makes it a great option for those interested in small-town living with a tourist "vibe". Berkeley Springs is renowned for its natural hot springs and vibrant arts community, drawing visitors year-round who seek the area's unique blend of relaxation and culture. This consistent tourist traffic creates strong demand for rental properties, making this home particularly appealing for investors looking to generate steady rental income. The town's proximity to the Cacapon and Potomac Rivers and various



outdoor recreational activities further enhances its attractiveness to potential renters. The neighborhood surrounding Ponds Court offers a peaceful residential setting while maintaining convenient access to Berkeley Springs' downtown attractions. The property's park-like setting allows for the perfect opportunity to enjoy a sip of coffee or evening beverage on the new outdoor patio while you take in the sights and sounds of nature. Residents enjoy easy access to local restaurants, specialty shops, Cacapon State Park, and the famous Berkeley Springs State Park. The area's growing reputation as a weekend getaway destination continues to drive interest from both short-term and long-term rental seekers. The property's size makes it ideal for couples, small families, or professionals seeking affordable housing in this scenic West Virginia location. The recent renovations ensure that maintenance concerns are minimized, allowing investors to focus on maximizing their rental returns rather than dealing with immediate repair issues. Some of the new enhancements to the cottage include a roof in 2024 with 50-year architectural shingles, CertainTeed Board and Batten vinyl siding, patio area, circular stone driveway, and storage/garden shed which is wired with electricity and outdoor lighting for cozy evenings by the firepit. Berkeley Springs' small-town charm combined with its tourist appeal creates a unique market dynamic that benefits property owners. The community hosts various festivals and events throughout the year, including the Berkeley Springs International Water Tasting, The Apple Butter Festival, and numerous art shows, which consistently bring visitors to the area seeking accommodation. This property represents an excellent opportunity to enter the Berkeley Springs rental market at an attractive price point. The combination of recent updates, manageable size, being sold fully-furnished, and prime location within this

sought-after community makes it an ideal choice for investors seeking reliable rental income in a growing market!

Built in 2009

Essential Information

MLS® #	WVMO2006834
Price	\$289,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	816
Acres	2.38
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Cabin/Lodge
Status	Active Under Contract

Community Information

Address	200 Ponds Ct
Subdivision	SLEEPY CREEK FARMS
City	BERKELEY SPRINGS
County	MORGAN-WV
State	WV
Zip Code	25411

Amenities

Amenities	Bathroom - Stall Shower, Ceiling Fan(s), Recessed Lighting
Parking	Circular Driveway, Gravel Driveway
View	Garden/Lawn, Trees/Woods

Interior

Interior Features	Floor Plan - Open
Appliances	Microwave, Oven/Range - Electric, Refrigerator, Washer, Dryer
Heating	Baseboard - Electric, Other
Cooling	Ceiling Fan(s), Ductless/Mini-Split
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas/Propane
Stories	1

Exterior

Exterior	Vinyl Siding
Exterior Features	Gutter System,Outbuilding(s),Other,Patio(s)
Lot Description	Partly Wooded, SideYard(s), Trees/Wooded
Roof	Architectural Shingle
Construction	Vinyl Siding
Foundation	Slab

School Information

District	MORGAN COUNTY SCHOOLS
Middle	WARM SPRINGS
High	BERKELEY SPRINGS

Additional Information

Date Listed	October 22nd, 2025
Days on Market	6
Zoning	101

Listing Details

Listing Office	Mountain Home Real Estate, LLC
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Listing information last updated on November 4th, 2025 at 7:27am EST