



# 3BR, 2.5BA, 3,004±SF Home

## Partially Renovated Historic House on 2.46± Acres

### REAL ESTATE AUCTION

**Bid on-site: Thursday, September 10 at 12pm**

**ONLINE BIDDING ALSO AVAILABLE!**



**328 North Buckmarsh Street  
Berryville, VA 22611**

This property is 0.2 miles south of the intersection of State Route 7 (Harry Byrd Highway) and US-340 (North Buckmarsh Street). The property will be on the left just beyond the stop light.

#### Property Previews:

Wednesday, August 19 (12-2pm)

Wednesday, August 26 (12-2pm)

Wednesday, September 2 (12-2pm)

Other times available by appointment.

**Broker participation is available.** Ask for details.



**Realty & Auction Group**

**[www.countsauction.com](http://www.countsauction.com)**

**(434) 525-2991**

**Sales Manager:**  
Pete Ramsey (434) 258-6611

5 % Buyer's Premium  
The owner is a licensed REALTOR® in Virginia.



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**MORE  
PHOTOS  
ONLINE!**



## Valuable Highway Frontage

The property is currently zoned R-3.  
The property may be eligible for historic tax credits.



BOUNDARIES  
APPROXIMATE  
© Pictometry.com

## Well-Built Historic Home

This property has been partially renovated to the point the property could be used for a residence or commercial space. The renovations include a new roof, an updated electrical system with 200 amp service, new plumbing throughout, a new HVAC system, and a tankless water heater. New water and sewer lines from the house to the street and new natural gas service have been installed. The ceilings are exposed, and the buyer would be able to install a sprinkler system should that be required for a future use.

### 328 North Buckmarsh Street, Berryville

This 3,004±SF house sits on 2.4563 acres within the town limits of Berryville. It was built in 1920 and has 2-foot-thick stone walls. The 2-zone heat pumps and the tankless water heater are powered by natural gas. The property is on public water and sewer.

The house is currently configured as a residence with a large kitchen, large dining room, large living room, powder room, mud room, and covered rear porch on the first floor. The living room has a magnificent fireplace with built-in bookcases. The dining room has built-in corner cabinets. The paneling in the entry foyer, living room, and dining room are a must see.

The second floor has a large primary bedroom that includes a spacious dressing room, walk-in closet, and an ensuite bathroom along with two additional bedrooms, a full bathroom, and a sunroom. The yard is gently sloped with plenty of room for outdoor activities.



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A 10% deposit due on sale day with the balance due in at closing in about 30 days for those bidding live onsite. For online bidders, a \$10,000 deposit must be received by The Counts Realty & Auction Group by Wednesday September 9 in order to bid online. The winning online bidder will be required to increase the deposit to equal 10% of the high bid within 3 business days of the auction date. The balance will be due at closing in about 30 days.

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