



594 Private Road, Lewisburg, Wv 24901

MLS #23-1576

Located in an idyllic setting, this is one of those properties that doesn't come along very often. Situated on 6.44 acres, this very private three bedroom, two bath, one-level home has much to offer. Hardwood flooring, energy efficient windows, two fireplaces, numerous built-in cabinets, stainless steel appliances, screened porch, barn, greenhouse, garage, and paved driveway, all with gorgeous views and in a premier location. If you are looking for a peaceful spot just five minutes from Lewisburg, you have found it!

Realtor.COM Type

Residential - Single Family

**Contract Information**

Type of Sale	Traditional/Conventional	List Price	655,000
Status	Active	Status Change Date	01/12/2024

**Location, Legal & Taxes**

County	Greenbrier	Area	Lewisburg District
Taxes	898	Tax Year	2023
Map (Tax Ticket)	14	Parcel (Tax Ticket)	56
Deed Book	641	Page	480
Zoning	Residential		

**General Property Description**

Property Type	Residential	Year Built	1941
Construction Type	Site-built (Stick)	Style	1 Story
Total Rooms	7	Total Bedrooms	3
Total Bathrooms	2	Total Full Baths	2
Specialty Rooms	Screened Porch	Garage Type	Basement
Garage Stall	1	Lot Acres	6.44
Flood Plain	No		

**Property Remarks**

Directions From Lewisburg, take 219N to Benedict Lane. Turn Right. Proceed approximately 1 mile and turn right on Private Road (unmarked but black mailbox on right has number 594. Turn at the road just past the mailboxes). Continue all the way to the end (bearing left at the Y and house on right. Pavement will end and gravel drive will begin).

**Details**

<b>Features Interior:</b>	Ceiling (Cathedral); Crown Molding; Recessed Lighting	<b>Foundation:</b>	Block
<b>Flooring:</b>	Ceramic Tile; Hardwood; Stone	<b>Roofing:</b>	Shingles - Architect
<b>Countertops Kitchen:</b>	Butcher Block; Soapstone Counters	<b>Features Exterior:</b>	Deck: 15' x 30'; Porch; Fenced
<b>Countertops Bath:</b>	Laminate; Solid Surface	<b>Other Structures:</b>	Barn: 22' x 24'; Greenhouse: 12' x 13'
<b>Items to Convey:</b>	Ceiling Fans; Clothes Dryer; Clothes Washer; Dishwasher; Microwave; Range/Oven; Refrigerator; Window Treatments; Other: Generator	<b>Views:</b>	Mountain; Pastoral View
<b>Fireplace/Stove:</b>	Fireplace (Gas): Dining Room; Fireplace (Wood): Living Room	<b>Utilities:</b>	Fuel: Electric; Water: Well; Sewer: Septic
<b>Mech/Elect Systems:</b>	Attic Fan	<b>Documents:</b>	Appraisal; Home Inspection; Septic; Survey
<b>Air Conditioning:</b>	Central Air	<b>Miscellaneous:</b>	HOA: No; Pets; Elementary School: Lewisburg; Junior High School: East Greenbrier Jr.; High School: Greenbrier East
<b>Heating:</b>	Electric Heat Pump; Forced Air; Hot Water; Radiant Heat		
<b>Exterior Material:</b>	Brick; Stone		

Room Name	Level	Length	Width	Area	Remarks
Foyer	Main	11.5	5.5	63.25	Built-in closet
Bedroom 3	Main	15	10.5	157.5	Built-in cabinets
Bathroom 2	Main	11	4	44	

1/16/24, 7:10 AM

flexmls Web

Living Room	Main	28.5	15	427.5	Fireplace, built-in cabinets	Other	Main	35	12	420	Screened Porch
Dining Room	Main	19	14.5	275.5	Fireplace, built-in cabinets	Other	Main	27.5	4	110	Hall
Other	Main	15	11.75	176.25	Morning Room (by Kitchen) with Pantry	Other	Lower	23.5	10.5	246.75	Garage
Kitchen	Main	14	11	154	Soapstone/Chestnut counters	Other	Lower	15	9	135	Workshop
Master Bedroom	Main	16	15.5	248	Corner windows, double closets	Other	Lower	14.5	10.5	152.25	Laundry Room
Master Bathroom	Main	9	7	63	Linen/storage built-in	Other	Lower	13.5	10	135	Storage with shelving
Bedroom 2	Main	18	10.5	189		Other	Lower	11.5	6	69	Mechanical Room

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Information is deemed to be reliable, but is not guaranteed. © 2024 [MLS](#) and [FBS](#). Prepared by Mimi Coffman on Tuesday, January 16, 2024 7:10 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Front



2 2023.12.29 (21)



Front

Foyer

2a 2024.01.05 (10)



2b 2024.01.05 (9)



Foyer

Dining Room

3 2024.01.05 (5)



4 2024.01.05 (3)



Dining Room

Dining Room

5 2024.01.05 (6)



Dining Room

6 2023.12.29 (91)



Morning Room

6 2023.12.29 (120)



Morning Room

7 2023.12.29 (119)



Living Room

8 2023.12.29 (102)



Living Room

8a 2023.12.29 (104)



Living Room

9 2023.12.29 (99)



Living Room

9a 2023.12.29 (108)



Living Room

10 2023.12.29 (110)



Living Room

12 2024.01.03 (34)



Living Room

13 2024.01.12 (1)



14 2024.01.12 (2)



15 2024.01.12 (3)



15 2023.12.29 (24)



Hall Closet

15aa 2024.01.12 (18)



15bb 2024.01.12 (14)



15cc 2024.01.12 (11)



16b 2024.01.12 (21)



15a 2024.01.05 (19)



Screened Porch

15b 2024.01.05 (11)



Screened Porch

13 2024.01.05 (21)



Kitchen

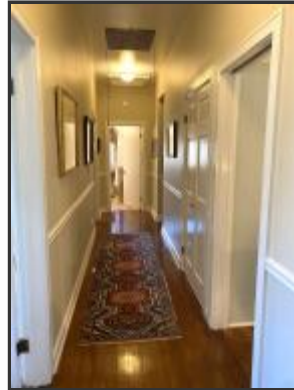
16f 2024.01.12 (9)



16g 2024.01.12 (6)



16 2023.12.29 (40)



Hall

16a 2023.12.29 (38)



Hall

17 2024.01.03 (22)



Master Bedroom

18 2024.01.03 (25)



Master Bedroom

19 2024.01.03 (26)



Master Bedroom

20 2023.12.29 (46)



Master Closet (one of two)

21 2023.12.29 (26)



Master Bathroom



22 2023.12.29 (27)



Master Bathroom

23 2023.12.29 (33)



Master Bathroom

24 2023.12.29 (34)



Master Bathroom

25 2023.12.29 (70)



Bedroom 2

26 2023.12.29 (76)



Bedroom 2

27 2023.12.29 (82)



Bedroom 2

28 2023.12.29 (59)



Bedroom 3

30 2023.12.29 (61)



Bedroom 3

31 2023.12.29 (63)



Bedroom 3

32 2023.12.29 (51)



Bathroom 2

33 2023.12.29 (42)



Bathroom 2

34 2023.12.29 (50) 2



Bathroom 2

**35 2023.12.29 (49)**



Bathroom 2

**37 2023.12.29 (41)**



Hall

**37a 2024.01.05 (8)**



Foyer

**38 2023.12.29 (22)**



Foyer

**2024.01.10 (22)**



Basement

**2024.01.10 (21)**



Basement

2024.01.10 (18)



Basement Laundry Room

2024.01.08 (19)



Basement Storage

2024.01.10 (16)



Basement Workshop

2024.01.08 (17)



Basement Garage

39 2024.01.03 (14)



Front/Arrival

40 2023.12.29 (2)



Front/Arrival

**41 2023.12.29 (20)**



Front/side

**42 2023.12.29 (19)**



Drive to side/garage

**42a 2024.01.03 (12)**



View from side parking pad (and location of septic)

**42a 2024.01.03 (20)**



Side

**43 DSCF3876**



Side/garage entry

**43a 2023.12.29 (14)**



Driveway from rear

43a 2024.01.03 (7)



Rear/Terrace

44 DSCF3898



Terrace

45 2024.01.03 (10)



Rear/Terrace

46 IMG\_0317



Rear/Terrace

47 2023.12.29 (12)



View of rear/barn

2024.01.08 (11)



Barn

2024.01.10 (1)



Barn

2024.01.10 (3)



Barn

2024.01.10 (2)



Barn

2024.01.08 (13)



Barn...view towards garden & chicken coop

2024.01.08 (8)



Chicken Coop

2024.01.08 (2)



Greenhouse

2024.01.10 (5)



Greenhouse

2024.01.10 (6)



Greenhouse

2024.01.08 (15)



Fence Line at rear

49 IMG\_1265

47a IMG\_1271



View of rear

50 2024.01.05 (29)



View of rear/barn



Deck (off of Living Room)



51 2023.12.29 (4)



Front/side

52 2023.12.29 (10)



Side

53 IMG\_0095



Side

54 2023.12.29 (5)



Exit

55 2023.12.29 (3)



Exit drive

56 2024.01.03 (13)



Exit drive

**57 2024.01.03 (2)**



View of deer from driveway

**59 2023.12.16 (2)**



View of deer from Private Rd

**60 2024.01.03 (16)**



Private Rd...drive in towards property

**61 IMG\_0280**



Private Rd...drive in towards property

**62 IMG\_0233**



Private Rd...drive in towards property

**63 IMG\_0234**



Private Rd...drive in towards property

64 2023.12.16 (4)



Private Rd...drive out towards Benedict Lane

65 IMG\_1775



Private Rd...drive in towards property

66 IMG\_0296



View from property

67 IMG\_1717



View from property

68 2024.01.03 (15)



Arrival/Front

69 2024.01.03 (19)



## **594 Private Rd, Lewisburg, WV 24901**

Latitude: 37.84924, Longitude: -80.38974



Located in an idyllic setting, this is one of those properties that doesn't come along very often. Situated on over six acres, this three bedroom, two bath, one-level home has much to offer. If you are looking for a peaceful spot just five minutes from Lewisburg, you have found it.

The arrival route to this home is one of its more special features. Travel along Private Road (paved and aptly named) through some beautiful countryside, taking in deer, hawks, and other wildlife before approaching the drive to the front of the home. Pass through the fence opening and arrive at the manicured front of the home. Once through the entry courtyard, proceed into the Foyer, which immediately feels comfortable with original hardwood flooring, bright brick-accented walls, and chair rail. A custom built-in closet is in easy reach to hang your coat. A hallway to the Kitchen, Screened Porch, bedrooms, and bathrooms are located on the left while access to the Dining Room, Morning Room, Living Room, and deck are on the right.

The spacious Dining Room comes complete with original hardwood flooring, crown molding, large corner windows (which flood the room with light), custom built-in shelving and cabinets, a gas fireplace, and French doors.

Pass through the French doors into what is referred to as the "Morning Room," since the morning light slips into this room through wall-to wall windows so beautifully in the morning, and see your first glimpse of the gorgeous back yard, replete with a barn. Hardwood flooring, crown molding and a wood paneled wall adding texture and interest to the space. In addition, an ample closet with three walls of shelving provides additional pantry storage for the Kitchen.

From the Morning Room, continue through French doors into the expansive Living Room boasting paneled walls, a cathedral ceiling, beams, hardwood flooring and an impressive brick fireplace with a wood stove and slate tile hearth. Custom bookshelves with accent lighting and lower cabinets for storage flank the fireplace and create a cozy, yet functional area. Access to the deck is just off the Living Room through a glass door that is bordered by windows providing an abundance of light in the room.

Hard as it may be to leave the Living Room, move through the Morning Room to the Kitchen. This cheery space has newly re-finished cabinets, soapstone and Chestnut wood countertops, mosaic glass backsplash, stainless steel appliances and a farm sink. This room provides access to the basement, has space for a couple of stools at the counter and has one beautiful view through the screened porch to the back yard.

The roomy Screened Porch is just off of the Kitchen and is a wonderful spot to enjoy morning coffee, an evening cocktail or host friends and family while taking in the picturesque view. The beadboard, brick and stone accents provide interest, and the ceiling fans provide cooling relief on a warm day. Just through the screened porch door, you will find a lovely stone terrace and grill area.

Once back through the Kitchen, continue to the hallway where you will find a linen/pantry closet and the home's private quarters, complete with three bedrooms and two bathrooms. The Master Bedroom is large and can easily fit a king-sized bed. This room is filled with light from the corner windows, and has hardwood floors, chair rail, double closets, and a ceiling fan. The Master Bathroom, situated just outside the bedroom, has a window for natural light, Travertine flooring and wainscot, a tub/shower, pedestal sink and a custom built-in storage cabinet.

Bedroom Two is well-lit, spacious and features hardwood flooring, chair rail, custom built-in closet, bookshelves, cabinets, and a ceiling fan.

Bedroom Three works well as a bedroom, which includes a closet and a ceiling fan but could also easily be utilized as a home office, craft room, etc.

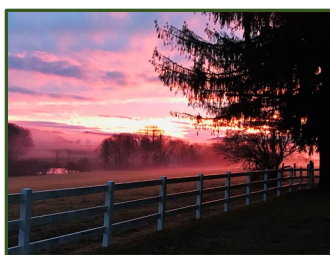
The second bathroom, located just outside Bedroom Three, has a glass block window for natural light (while providing privacy) as well as classic white tile wainscot and shower surround with vanity and tall storage cabinets.

The basement level of the home includes a large Laundry Room, Workshop with built-in shelving, Storage Room with built-in shelving, Mechanical/Utility Room, and a single-car Garage.

The exterior of the home is low-maintenance brick and stone with a paved driveway and plenty of parking. The property is fenced in areas and includes a barn, raised bed garden and greenhouse.

Near to many local attractions...

- Lewisburg, home to fine restaurants, galleries, and shops - 5 minute drive
- Greenbrier Valley Airport (LWB) - 5-minute drive
- West Virginia School of Osteopathic Medicine - 5 minute drive
- White Sulphur Springs, home of The Greenbrier resort - 15 minute drive
- The 77-mile Greenbrier River Trail is also nearby for hiking and biking
- Snowshoe Mountain Ski Resort may be reached in less than two hours



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### **Home Information**

- 1 story with basement
- Total Main Level Square Feet: 2,244
- Basement Square Feet: 806
- Year Built: 1941
- Total Rooms: 7
- Bedrooms: 3
- Total Bathrooms: 2
- Floors: Original hardwood and new hardwood in Living Room, stone, ceramic tile
- Fireplaces: 2 (one wood, one gas). Wood stove chimney inspected annually. Chimney cap on wood stove fireplace installed within the last 8 years
- Plenty of exterior living space to include screened-in porch, deck and terraces
- Not in the flood plain

### **Land**

- Lot: 6.44 acres
- Level lot
- Highlights:
  - Very private
  - Beautifully landscaped
  - Stone terrace
  - Barn
  - Greenhouse
  - Chicken coop
  - Within close proximity to Lewisburg shopping and restaurants

### **Construction**

- Wood Frame/stick built
- Foundation: Block
- Basement
- Siding: Brick, Stone
- Roof: Asphalt shingles
- Windows: Replacement, double pane (windows in Master Bedroom new in the last 8 years)
- Gutters: Yes
- Water heater: Electric, 50 gallon, @18 years old
- Washer/dryer hook-up: Yes
- Smoke Detectors: Yes
- Carbon Monoxide Detector: Yes

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**Items to Convey:**

- **House:** Range/oven, refrigerator, microwave, dishwasher, ceiling fans, window treatments
- **Chicken Coop**
- **Generator:** New Generac (installed in 2022 - \$10,000)

**Items Not to Convey:**

- Ceiling light fixture in Morning Room (between Kitchen and Living Room)
- Hooks on back of Kitchen basement door
- Hooks behind door in bathroom
- Decorative "gargoyles" at front of house
- Antique train luggage rack in Master Bathroom

**Heating & Cooling**

- Heating:
  - Electric heat pump
  - LP gas boiler (not currently in use as the seller heats with wood fireplace and uses electric heat pump as back-up)
- Cooling
  - Electric heat pump

**Legal & Tax Information:**

- Greenbrier County
- Lewisburg District (9)
- Map: 14
- Parcel: 56
- Deed Book: 641, Page: 480
- 2023 Taxes: \$898

**Utilities**

- Well water
  - Located at front right side of house)
- Septic
  - Located at left side of house past fence (rod in ground to show location)
  - Maintained monthly with Rid-X
- Electric
- Propane gas
  - 1,000 gallon underground tank near driveway(owned, not rented)
- Internet:
  - Countryman
- Cellphone:
  - Various carriers, good service

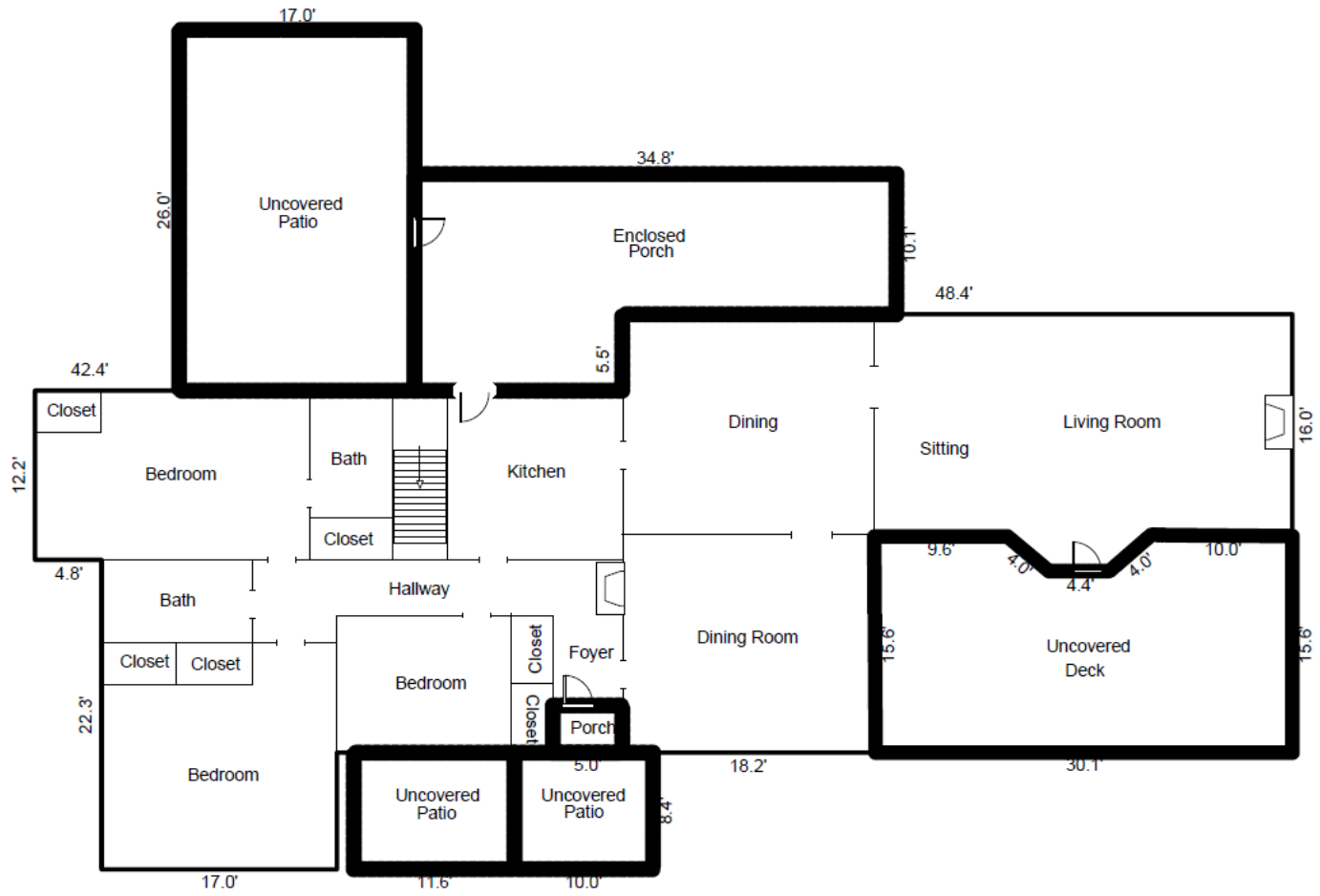
594 Private Road  
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**Updates**

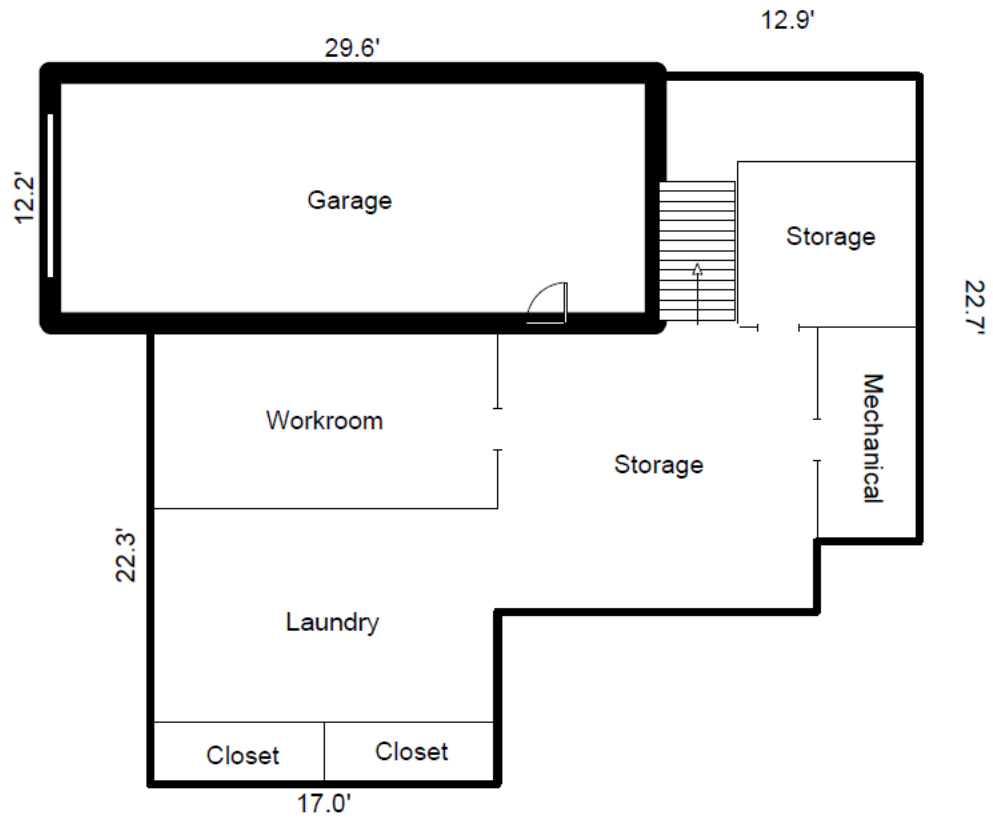
- Kitchen cabinets painted 2023
- Living Room ceiling painted
- Master Bedroom windows
- Wood stove chimney cap
- Generator installed 2022



594 Private Road  
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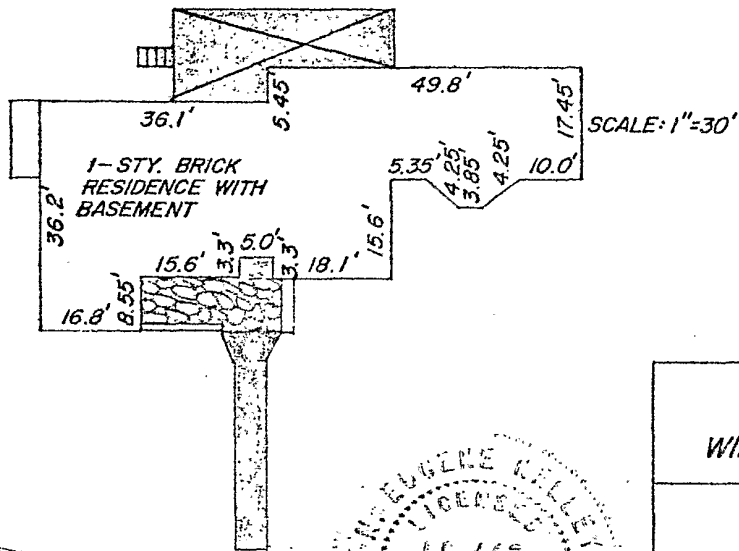
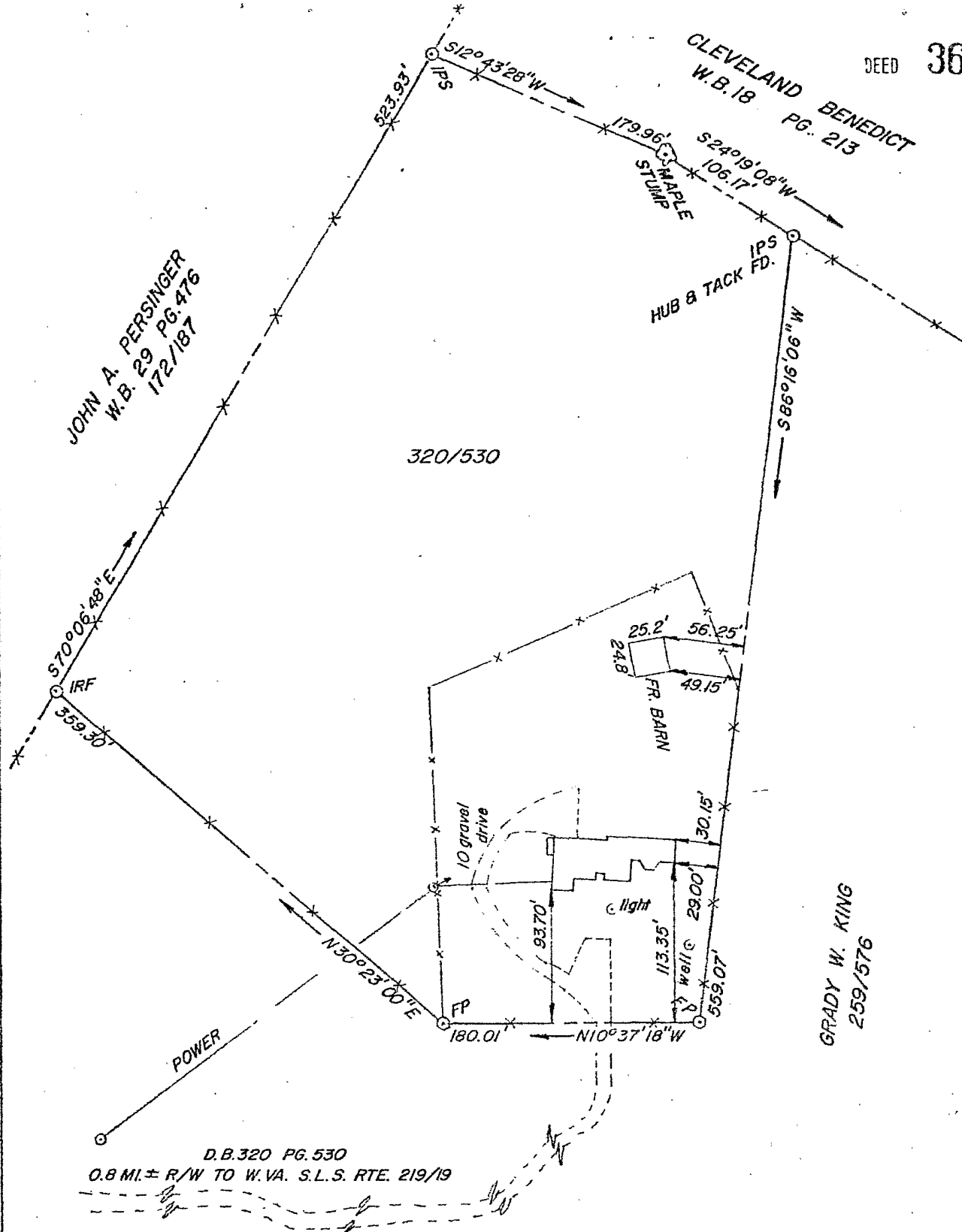


594 Private Road  
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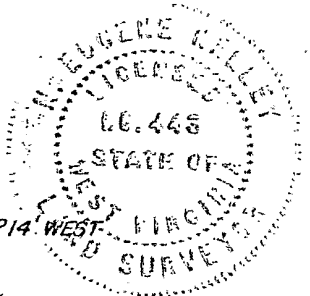


PLAT SHOWING THE PROPERTY OF  
WILLIAM S. DUKART & JANICE R. CENTA

5.297 AC.  
LEWISBURG DISTRICT  
GREENBRIER COUNTY, WEST VIRGINIA

SCALE: 1"=100' APRIL 9, 1984

N. E. KELLEY SURVEYING CO.  
P.O. BOX 296  
RONCEVERTE, WEST VA.



BEARINGS ARE MAGNETIC. DECL. 5°14' WEST AT FAIRLEA ON JULY 22, 1983.

*Eugene Kelley*

1/2" REBAR FOUND

PAMELA S. BUTCHER  
TM 14, PAR 3.13  
DB 513, PG 831

MAGNETIC MERIDIAN  
DECLINATION 08°30' W  
AT LEWISBURG, WV  
JANUARY 2017

N 65°39'22" W  
378.99'

5/8" REBAR AND CAP SET

S 65°39'22" E  
62.96'

S 65°43'01" E  
523.93'

P.O.B.  
1" REBAR FOUND

1/2" IRON PIPE FOUND

REMAING PROPERTY OF  
CLEVELAND K. BENEDICT  
FAMILY LIMITED PARTNERSHIP  
TM 14, PAR 35  
DB 573, PG 64

N.D.L.  
N 34°47'16" E  
405.77'

S 34°47'16" W  
359.09'

TOP NOTCH PROPERTIES, LLC  
TM 14, PAR 56  
DB 549, PG 650

5/8" REBAR AND CAP SET

PART OF  
TM 14, PAR 35  
DB 573, PG 64

FENCE POST FOUND

N.D.L.  
N 17°37'48" E  
247.81'

1.143 ACRES  
SEE NOTE

S 06°11'43" E  
180.21'

FENCE POST FOUND

N.D.L.  
S 68°45'30" W  
191.51'

5/8" REBAR AND CAP SET

REMAING PROPERTY OF  
CLEVELAND K. BENEDICT  
FAMILY LIMITED PARTNERSHIP  
TM 14, PAR 35  
DB 573, PG 64

LEGEND

- TM TAX MAP
- PAR PARCEL
- DB DEED BOOK
- PG PAGE
- P. O. B. POINT OF BEGINNING
- N. D. L. NEW DIVISION LINE

NOTE:  
THIS TRACT TO BE ADDED TO AND BECOME  
A PART OF TM 14, PAR 56

# PLAT OF SURVEY AND DIVISION FOR CLEVELAND K. BENEDICT

LEWISBURG DISTRICT, GREENBRIER COUNTY, WEST VIRGINIA

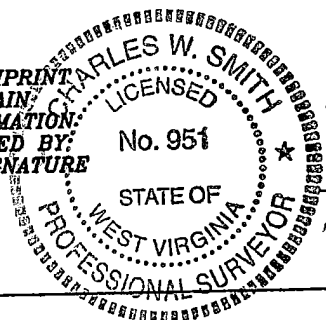
SCALE: 1 INCH = 100 FEET



MARCH 26, 2019

SURVEYED: MARCH 2019 BY:  
GREENBRIER PROFESSIONAL  
SURVEYING, PLLC  
348 BLUE SULPHUR PIKE  
LEWISBURG, WEST VIRGINIA

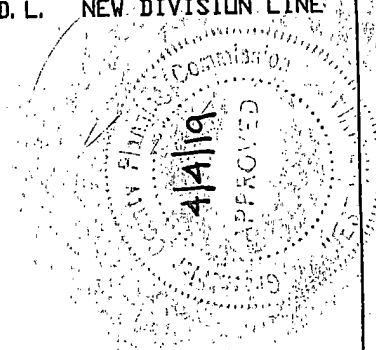
ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT  
AND SIGNATURE IN GREEN INK MAY CONTAIN  
UNAUTHORIZED ALTERATIONS. ALL INFORMATION  
SHOULD BE DISREGARDED UNLESS VERIFIED BY  
THE PROFESSIONAL SURVEYOR WHOSE SIGNATURE  
APPEARS.



*Charles W. Smith*

Charles W. Smith  
Professional Surveyor # 951

DWG. 19-018-84



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