



246 Ivy Terrace, Lewisburg, Wv 24901

MLS #24-437

Introducing Ivy Terrace! This new construction townhome community is located in the heart of Lewisburg within walking distance to historic downtown Lewisburg and the West Virginia School of Osteopathic Medicine. 3 bedroom, 3 1/2 bath, end unit home is under construction and will be available for move in come fall. Gated entry with low-maintenance exterior materials and updated interior finishes.

Realtor.COM Type

Residential - Condo/Townhouse

Contract Information

Type of Sale	Traditional/Conventional	Approved by MLS	Yes
Listing Member	Mimi Coffman Mobile: 304-520-5303 Fax: 304-645-4499 Office: 304-645-3200 http://www.mimicoffman.com	Listing Office	Old Spruce Realty 89807402 Mobile: 304-667-3208 office fax: 304-645-4499 Office Phone: 304-645-3200 http://www.oldsprucerealty.com
Selling Member	Curtis L Persinger Jr	Selling Office	Greenbrier Real Estate Service 89807008
Days On Market	2	Begin Date	04/05/2024
End Date	02/01/2025	Original List Price	344,900
List Price	344,900	Sell Agent Comm	2
Commission Remarks	50/50 Split	Status	Pending
Status Change Date	04/05/2024	Under Contract Date	04/05/2024
Contingency	Yes	Contingency List	Inspections
Contingent Remarks	Inspection/HOA C&R	Owner	4 Kids, LLC
Occupancy	Vacant	Appointment Required	48 Hour Notice
How To Show	Call Office	Possession	Closing

Location, Legal & Taxes

County	Greenbrier	Area	Lewisburg Corp
Subdivision	Ivy Terrace	Map (Tax Ticket)	16
Parcel (Tax Ticket)	P/O 115	Deed Book	643
Page	898	Zoning	Residential

General Property Description

Property Type	Residential	Year Built	2024
Construction Type	Site-built (Stick)	Style	Townhouse
SqFt. Main	1,061	SqFt. Upper	704
Total SqFt.	1,765	Total Rooms	6
Total Bedrooms	3	Total Bathrooms	4
Total Full Baths	3	Total Half Baths	1
Garage Type	Attached (not Basement)	Garage Stall	1
Lot Number	Unit 24	Flood Plain	No

Property Remarks

REALTOR to REALTOR HOA Dues are \$2,400 per year, plus \$100 set up fee for new owner. CCR's pending. All finishes & design shown subject to change. Site showings by appointment only and with Seller's agent in attendance. A liability waiver will need to be signed by Buyer and Buyer's agent prior to setting up showing. Contact seller's agent for Waiver. Anticipate late summer/early fall completion (+/-).

Directions From I-64 in Lewisburg, take Rt 219 south to Lee Street and turn left. Keep straight onto Silo Lane and turn left on Blackbird Way. Turn left on Blackbird Village Circle. Keep straight (do not bear left around circle) into Ivy Terrace. Continue straight to the end. Last unit on right.

Details

Features Interior:	Recessed Lighting	Exterior Material:	Fiber Cement
Flooring:	Hardwood; Porcelain	Foundation:	Block
Countertops Kitchen:	Quartz Counters	Roofing:	Shingles - Architect
Countertops Bath:	Marble Counters	Features Exterior:	Patio: 10' x 12'; Landscaped (%)
Items to Convey:	Ceiling Fans; Dishwasher; Disposal; Microwave; Range/Oven; Refrigerator	Utilities:	Fuel: Electric; Water: City; Sewer: City
Mech/Elect Systems:	Cable Available; Fire Sprinkler; High Speed Internet; Smoke Detect (Wired)	Documents:	Survey
		Miscellaneous:	HOA: Yes; Annual HOA Fee: 2,400; Elementary School: Lewisburg; Junior High School: East

Air Conditioning:

Central Air

Heating:

Electric Heat Pump; Forced Air

Room Name	Level	Length	Width	Area	Remarks	Room Name	Level	Length	Width	Area	Remarks
Foyer	Main	5	4	20		Master Bathroom	Main	15	5.5	82.5	
Dining Room	Main	10	9.5	95		Other	Upper	17	4	68	Hallway
Kitchen	Main	16	11.5	184		Bedroom 2	Upper	15	13.5	202.5	
Living Room	Main	14	15	210		Bathroom 2	Upper	8	7.5	60	
Other	Main	3	7	21	Powder Room	Bedroom 3	Upper	15	12	180	
Utility Room	Main	6	3	18		Bathroom 3	Upper	8	7.5	60	
Master Bedroom	Main	15	14	210		Utility Room	Upper	6	3	18	
Other	Main	7	3.5	24.5	Hall from Master to Bath	Other	Upper	2	2	4	Linen Closet
Other	Main	7	5.5	38.5	Master Closet 1	Other	Main	24	15	360	Garage
Other	Main	7	5.5	38.5	Master Closet 2						

Information is deemed to be reliable, but is not guaranteed. © 2024 [MLS](#) and [FBS](#). Prepared by Mimi Coffman on Saturday, April 06, 2024 1:13 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

246 Ivy Terrace, Lewisburg, WV 24901

Latitude: 37.808064, Longitude: -80.429085



Coming soon! New construction townhome! Located in Historic Lewisburg and within walking distance of WVSOM and the downtown area, this 3 bedroom, 3 ½ bath beautifully designed home has an abundance of outstanding features that will make you want to call it yours.

Once through the beautifully landscaped and gated entry, you'll arrive at this classically designed townhome, which features a single-car garage, complete with a laundry area and direct access to the home. Step through the Foyer to the Dining area, which is flooded with light from the large front window. The Dining Room is open to the Kitchen, which is a chef's dream to include stylish Shaker-style cabinetry, a large island with storage, large single basin stainless sink with disposal, brand new stainless steel appliances to include a range/oven, range vent hood, refrigerator, dishwasher and built-in microwave, and Carrara Quartz countertops and backsplash.

Adjacent to the Kitchen is a Powder Room which includes a toilet and vanity sink, a convenient feature when guests visit. Next to the Powder Room is a storage closet with easy access to the crawl space (by way of a floor hatch). Continue to flow through the Kitchen to the Living Room, enjoying the open concept floor plan as well as the gorgeous 7.5" wide engineered hardwood flooring. The Living area has large sliding doors to access the rear covered terrace, made private by a partition divider and landscaping, for additional living area. This end-unit also includes a spacious first floor master suite to include double walk-in closets and a bathroom. The bathroom boasts Porcelain Carrara flooring, a contemporary vanity with undermount sinks, classic polished chrome fixtures and a large mirror. The room is well-lit with both vanity and wafer ceiling lighting and also includes a lit walk-in shower with sliding glass doors.

From the Foyer, continue upstairs to two additional bedrooms, each with their own closet and bathroom. The bathrooms include Porcelain Carrara flooring, a stylish vanity with undermount sinks and polished chrome hardware as well as a tub/shower.

Along the upstairs hall, there is a storage closet. The furnace is located in the attic, accessible through a ceiling hatch in this closet. Also located in this hallway is a linen closet for additional storage.

The home is painted in soft, neutral tones allowing your inner decorator to shine when placing furnishings. The 9 foot ceilings on the first level of the home and the open-concept main floor plan coupled with the large Andersen double-pane, energy-efficient windows and

contemporary LED wafer lighting give this home a light and airy feel while still being comfortably nestled into the landscape. It also includes an added measure of safety of having a fire-suppression sprinkler system (which your insurance company will likely love).

The exterior of the home is low-maintenance fiber cement siding with a paved driveway.

The Home Owner's Association dues are \$200 per month which covers exterior home and road maintenance, landscaping and snow removal, gate maintenance and storm drainage maintenance.

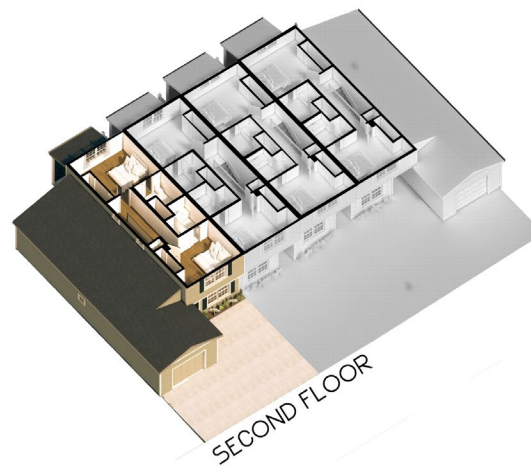
Near to many local attractions...

- Lewisburg, home to fine restaurants, galleries, and shops - within walking distance
- Greenbrier Valley Airport (LWB) - 5-minute drive
- West Virginia School of Osteopathic Medicine – within walking distance
- Greenbrier Valley Medical Center (CAMC) – 10 minute drive
- White Sulphur Springs, home of The Greenbrier resort - 15 minute drive
- 77-mile Greenbrier River Trail for hiking & biking – 10 minute drive
- Snowshoe Mountain Ski Resort may be reached in less than two hours

IVY TERRACE

LEWISBURG, WV

3 BR | 3 BA



SECOND FLOOR



FIRST FLOOR





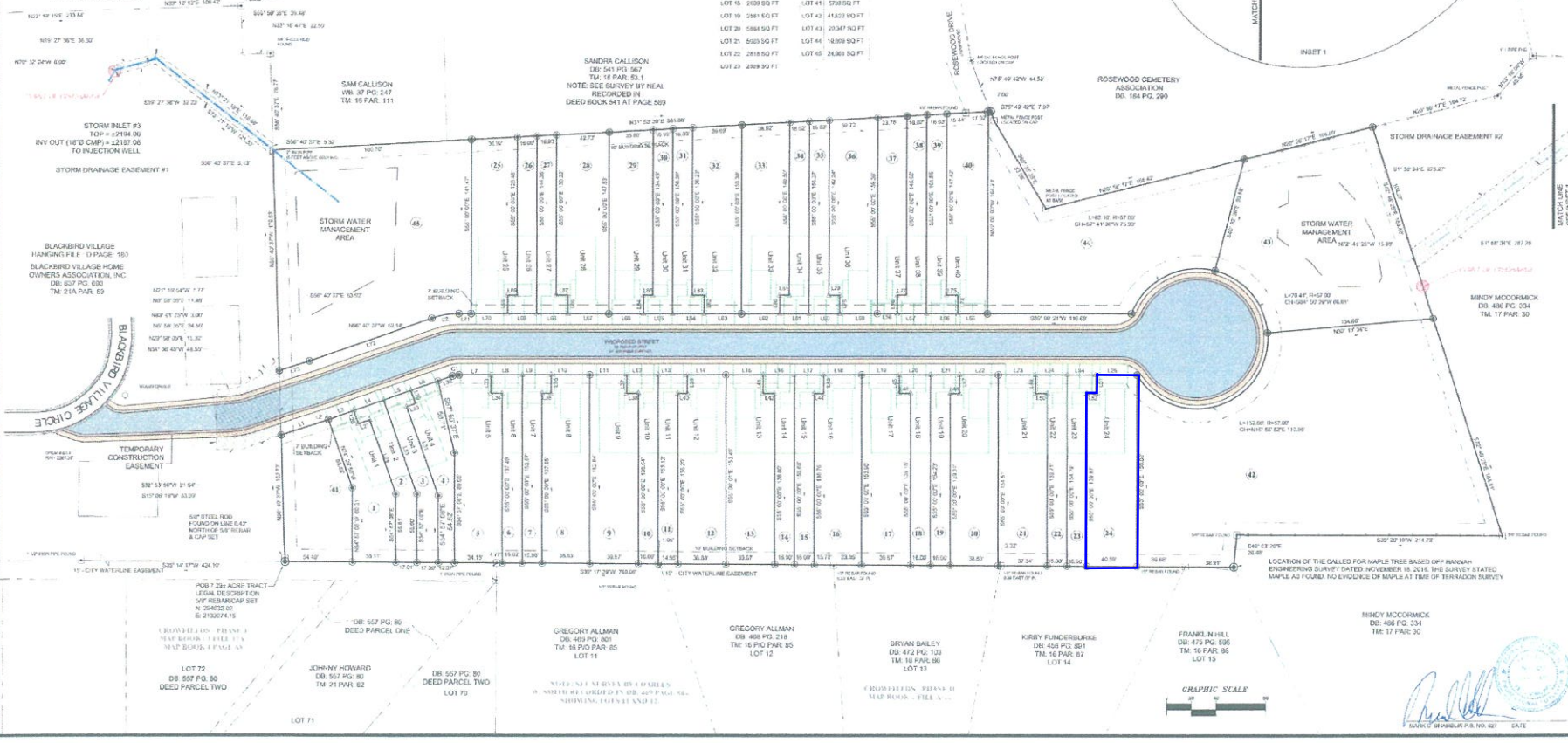
- SURVEYOR'S NOTES:**
- BUILDING SHOWN IN THE NEW SUBDIVISION ARE PROPOSED.
 - PROPERTY SUBDIVIDED IS OWNED BY 4 KIDS, LLC DESCRIBED IN DEED BOOK 8441 PAGE 9% TAX MAP 16 PARCEL 115.

Parcel Line Table									
Line #	Length	Direction	1	2	3	4	5	6	7
L1	1137.50 FT	S89°30'12"E	40.02	L28	S74°29'57"E	83.49	L56	S33°01'21"W	23.87
L2	819.59 FT	S79°07'12"E	15.00	L29	S74°29'57"E	11.30	L57	S33°01'21"W	25.00
L3	410.50 FT	S79°07'12"E	21.00	L30	S74°29'57"W	7.50	L57	S33°01'21"W	23.00
L4	410.50 FT	S79°07'12"E	28.00	L31	S74°29'57"W	78.12	L58	S33°01'21"W	19.94
L5	410.50 FT	S79°07'12"E	32.50	L32	N61°30'02"E	12.30	L58	S33°01'21"W	45.17
L6	410.50 FT	S79°07'12"E	43.50	L33	S65°02'50"E	15.00	L59	S33°01'21"W	25.00
L7	409.50 FT	S79°07'12"E	57.17	L34	N05°09'00"E	9.00	L61	S33°01'21"W	23.00
L8	409.50 FT	S79°07'12"E	75.52	L35	S59°02'00"E	15.00	L62	S33°01'21"W	13.00
L9	409.50 FT	S79°07'12"E	97.46	L36	S33°01'21"W	7.50	L63	S33°01'21"W	10.14
L10	409.50 FT	S79°07'12"E	125.32	L37	S55°02'00"E	15.00	L64	S33°01'21"W	25.00
L11	409.50 FT	S79°07'12"E	161.17	L38	N35°01'00"E	9.00	L65	S33°01'21"W	25.00
L12	409.50 FT	S79°07'12"E	205.00	L39	S55°02'00"E	15.00	L66	S33°01'21"W	25.00
L13	409.50 FT	S79°07'12"E	255.00	L40	S33°01'21"W	7.50	L67	S33°01'21"W	23.17
L14	409.50 FT	S79°07'12"E	312.50	L41	S55°02'00"E	15.00	L68	S33°01'21"W	25.00
L15	409.50 FT	S79°07'12"E	381.25	L42	S33°01'21"W	9.00	L69	S33°01'21"W	23.47
L16	409.50 FT	S79°07'12"E	465.00	L43	S59°02'00"E	15.00	L70	S33°01'21"W	29.20
L17	409.50 FT	S79°07'12"E	562.50	L44	S33°01'21"W	7.50	L71	S33°01'21"W	9.59
L18	409.50 FT	S79°07'12"E	675.00	L45	S33°01'21"W	15.00	L72	S33°01'21"W	10.68
L19	409.50 FT	S79°07'12"E	802.50	L46	N35°01'00"E	9.00	L73	S33°01'21"W	29.40
L20	409.50 FT	S79°07'12"E	945.00	L47	S33°01'21"W	15.00	L74	S33°01'21"W	15.00
L21	409.50 FT	S79°07'12"E	1102.50	L48	S33°01'21"W	7.50	L75	S33°01'21"W	9.50
L22	409.50 FT	S79°07'12"E	1275.00	L49	S55°02'00"E	15.00	L76	S33°01'21"W	15.00
L23	409.50 FT	S79°07'12"E	1462.50	L50	N55°02'00"E	9.00	L77	S33°01'21"W	7.50
L24	409.50 FT	S79°07'12"E	1665.00	L51	S33°01'21"W	15.00	L78	S33°01'21"W	15.00
L25	409.50 FT	S79°07'12"E	1882.50	L52	S33°01'21"W	7.50	L79	S33°01'21"W	9.50
L26	409.50 FT	S79°07'12"E	2212.50	L53	S74°29'57"E	11.30	L80	S33°01'21"W	13.00
L27	409.50 FT	S79°07'12"E	2565.00	L54	N28°07'21"E	23.81	L81	S33°01'21"W	7.50

Curve Table			
Curve #	Length	Radius	Chord Distance
C2	22.43	16.05	S55°15'12"W
C1	9.30	18.90	N65°10'12"E

LEGEND

- SURVEYED PROPERTY LINE (Solid line)
- TRACT LINE (Dashed line)
- OTHER PROPERTY LINES (Dotted line)
- Surveyed The Line (Thin solid line)
- SURVEYOR'S MARK (Circle with cross)
- FOUND MONUMENT (Circle with dot)
- CORNER TO BE SET UPON COMPLETION OF STRUCTURE (Circle with 'X')
- UNDEVELOPED POINT (Circle with dot)



GRAPHIC SCALE
 DATE

MINY MCCORMICK
 DB: 486 PG. 334
 TM: 17 PAR: 30

TERRADON
 Engineering & Surveying & Land Planning
 Training & Inspection
 (824) 755-8997 www.terraddon.com



Owned by 4 Kids, LLC
 City of Lewisburg, Greenbrier County, WV

Project No: 2103-1168-031
 Title: KMACS
 Drawn: FR
 Scale: 1" = 40'
 Date: 08/19/23
 Date: 08/19/23
 Date: 08/19/23

C1

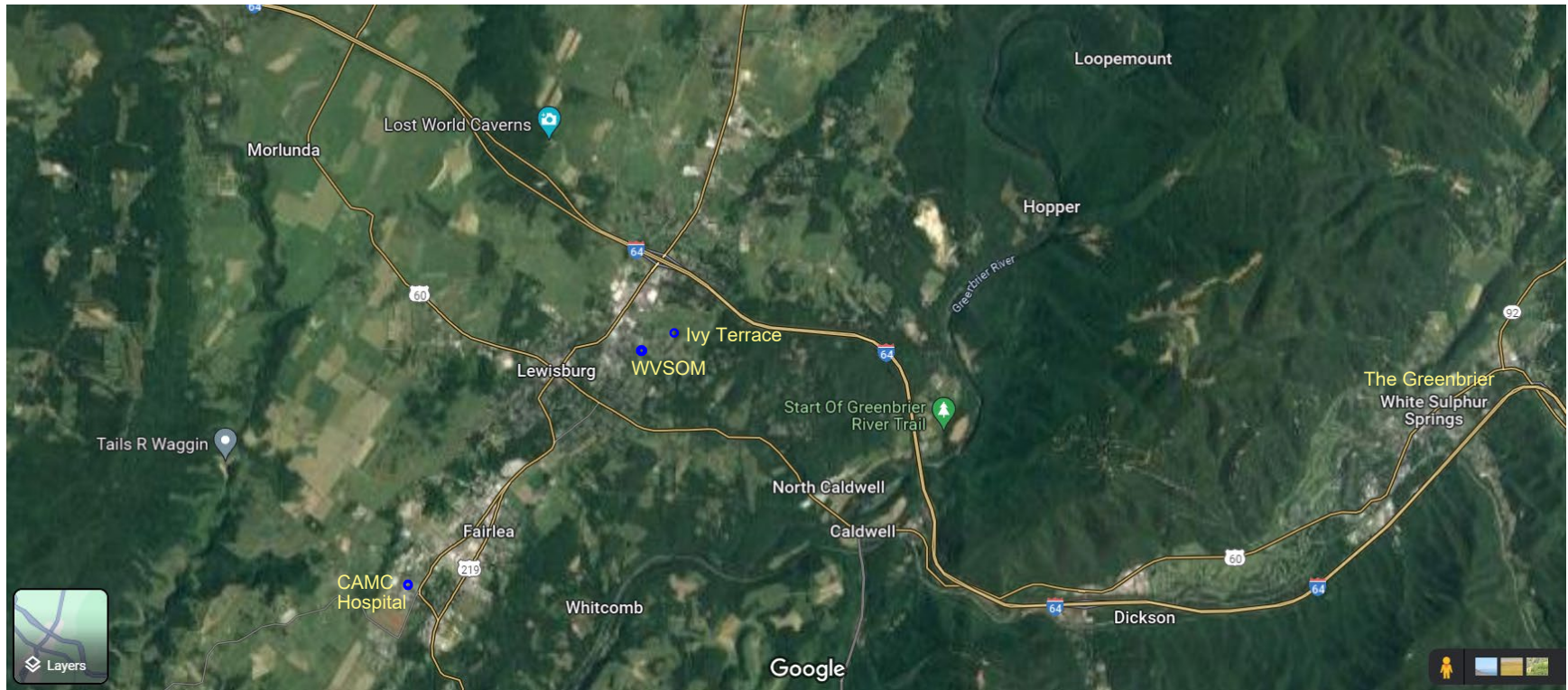
PARCEL ID: 13-10-0016-0115-0000



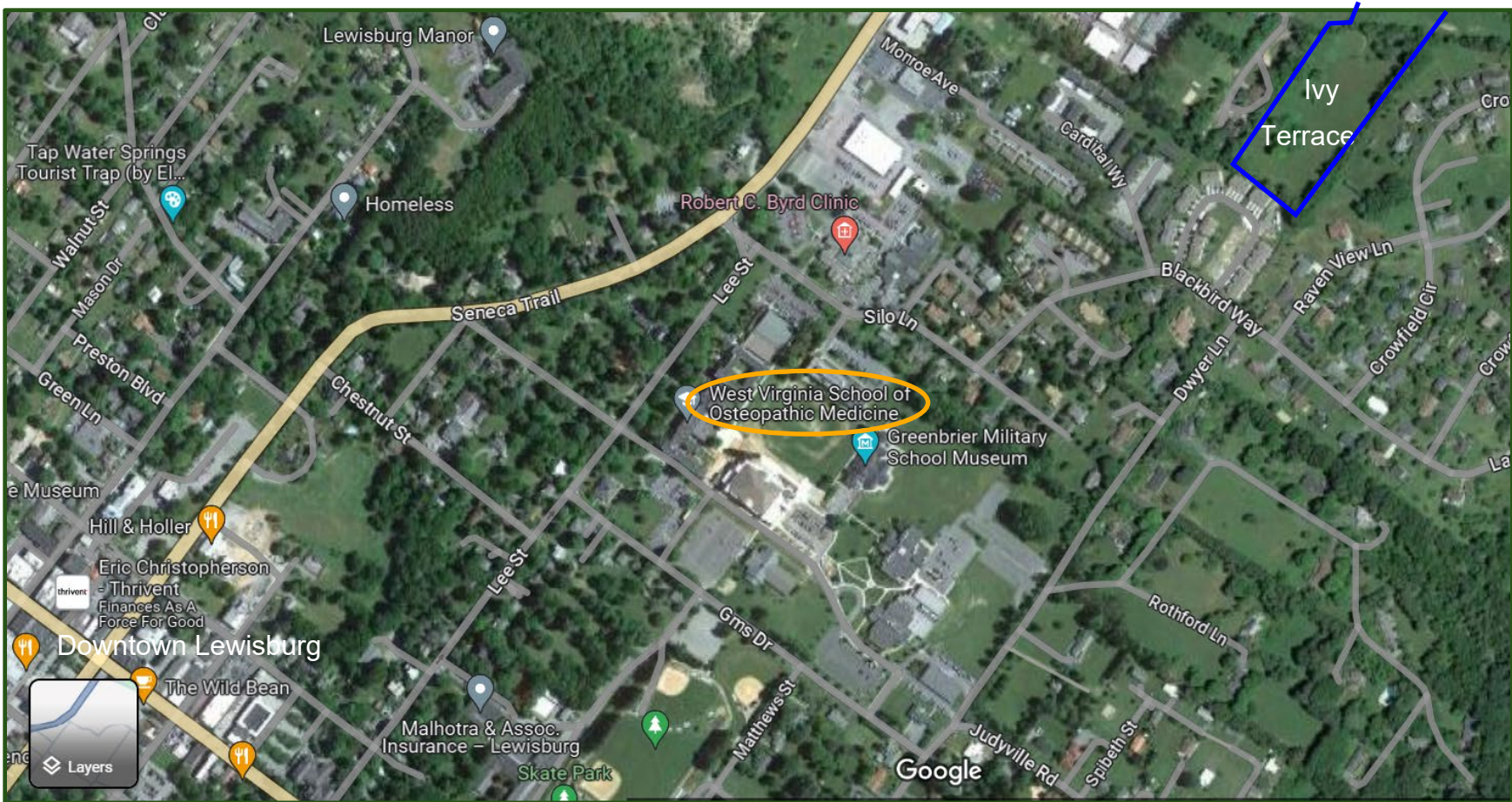
Legend	User Notes:
District  Districts	
Parcel  WVParcels	
<i>WV Property Viewer (https://www.MapWV.gov/property) is supported by WV State Tax Department and WV GIS Technical Center.</i>	

<i>Map created on March 25, 2024</i>
Owner(s): GARDENS AT BLACKBIRD VILLAGE LLC
Address: ROSEWOOD DRIVE LEWISBURG 24901
Class Type: Residential
Legal Description: 7.90 AC (FEE) ROSEWOOD DR; FROM HUBER

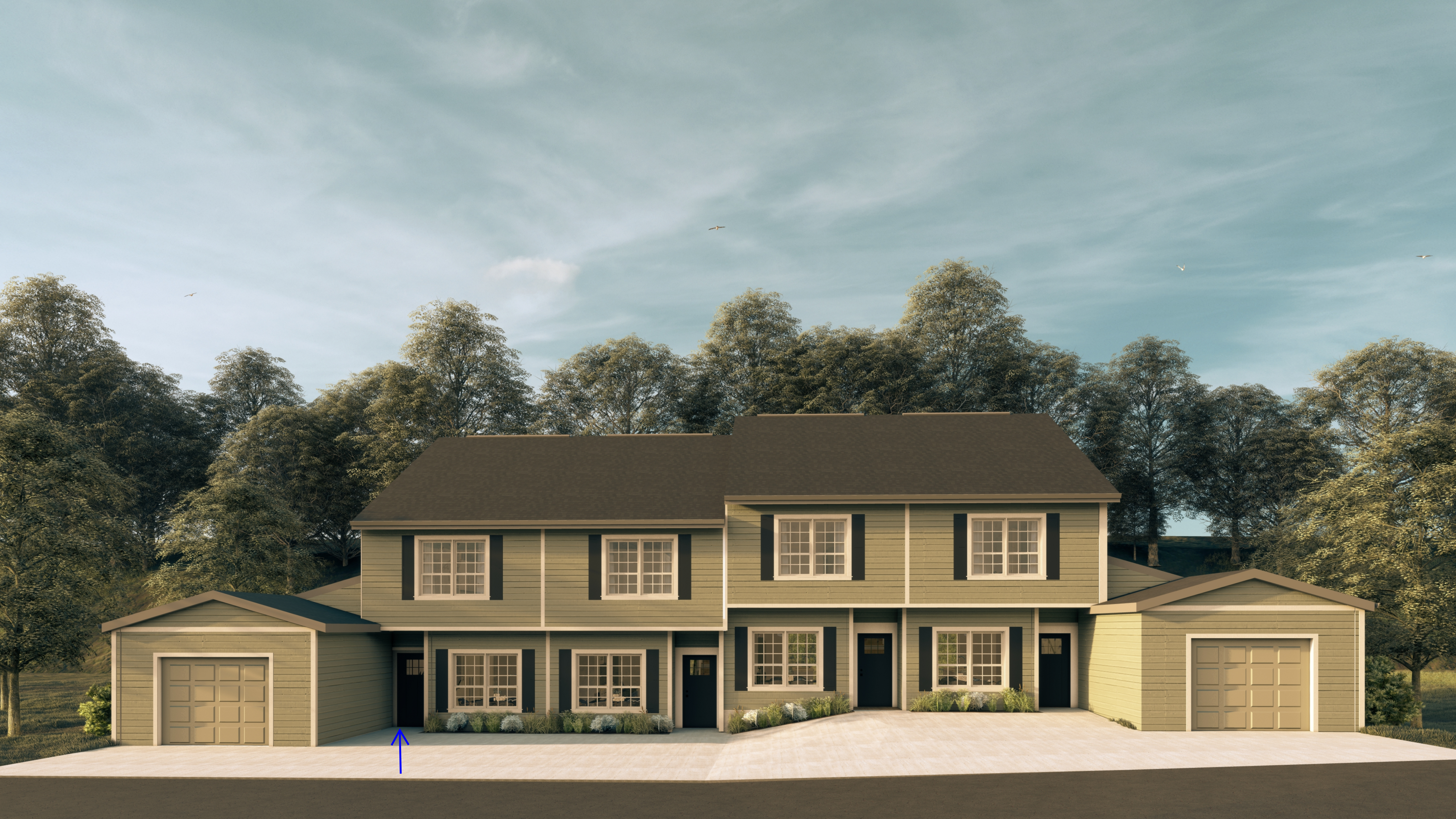
IVY TERRACE LOCATION



IVY TERRACE LOCATION







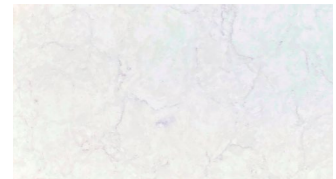
Ivy Terrace
TOWNHOMES

FLOORING:

Hardwood
European Oak "Munich"



KITCHEN:



All finishes subject to change



All finishes subject to change

POWDER ROOM:



All finishes subject to change

FIRST FLOOR MASTER BATH



Flooring:

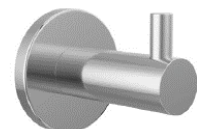
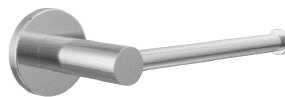


All finishes subject to change

SECOND FLOOR BATHROOMS:



Flooring:



All finishes subject to change



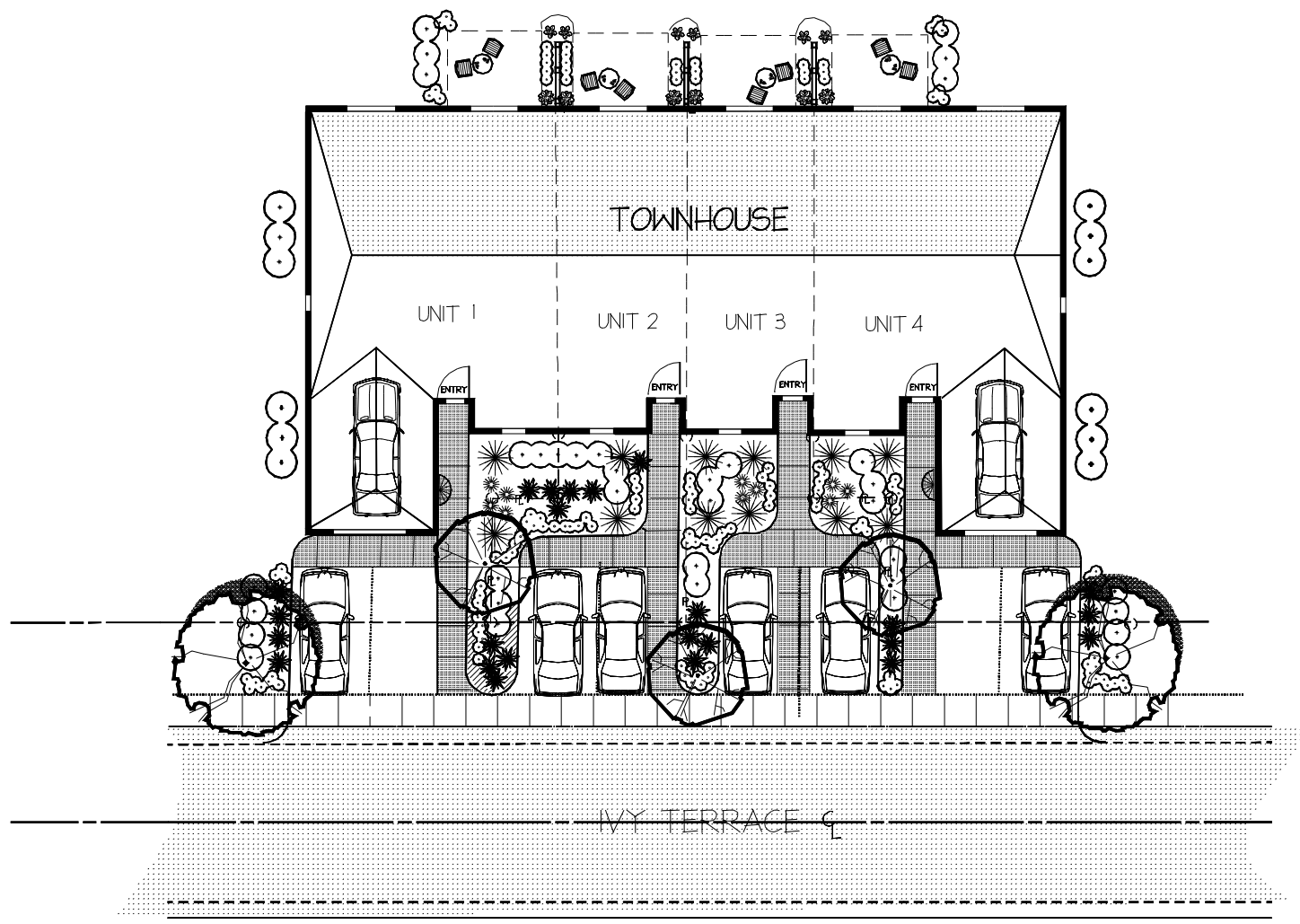
35917 Midland Trail East
Caldwell, WV 24925
304-645-6251

BYRON P. BLACK
Landscape Architect

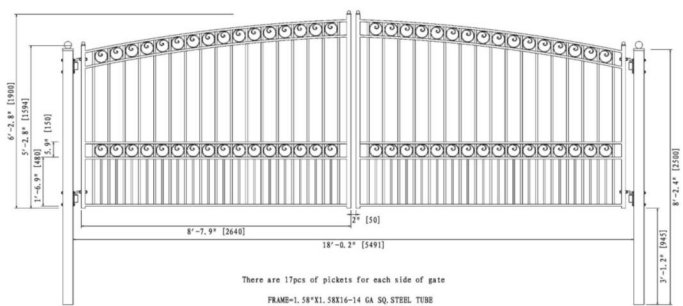
Owner/Operator
byron@landscapingwv.com
304-376-3635

PAUL DENNY MAWICKE
Landscape Architect
Horticulturalist
WVRLA, ASLA, APA

paul@landscapingwv.com
304-645-6251 Office
443-306-6507 Cell

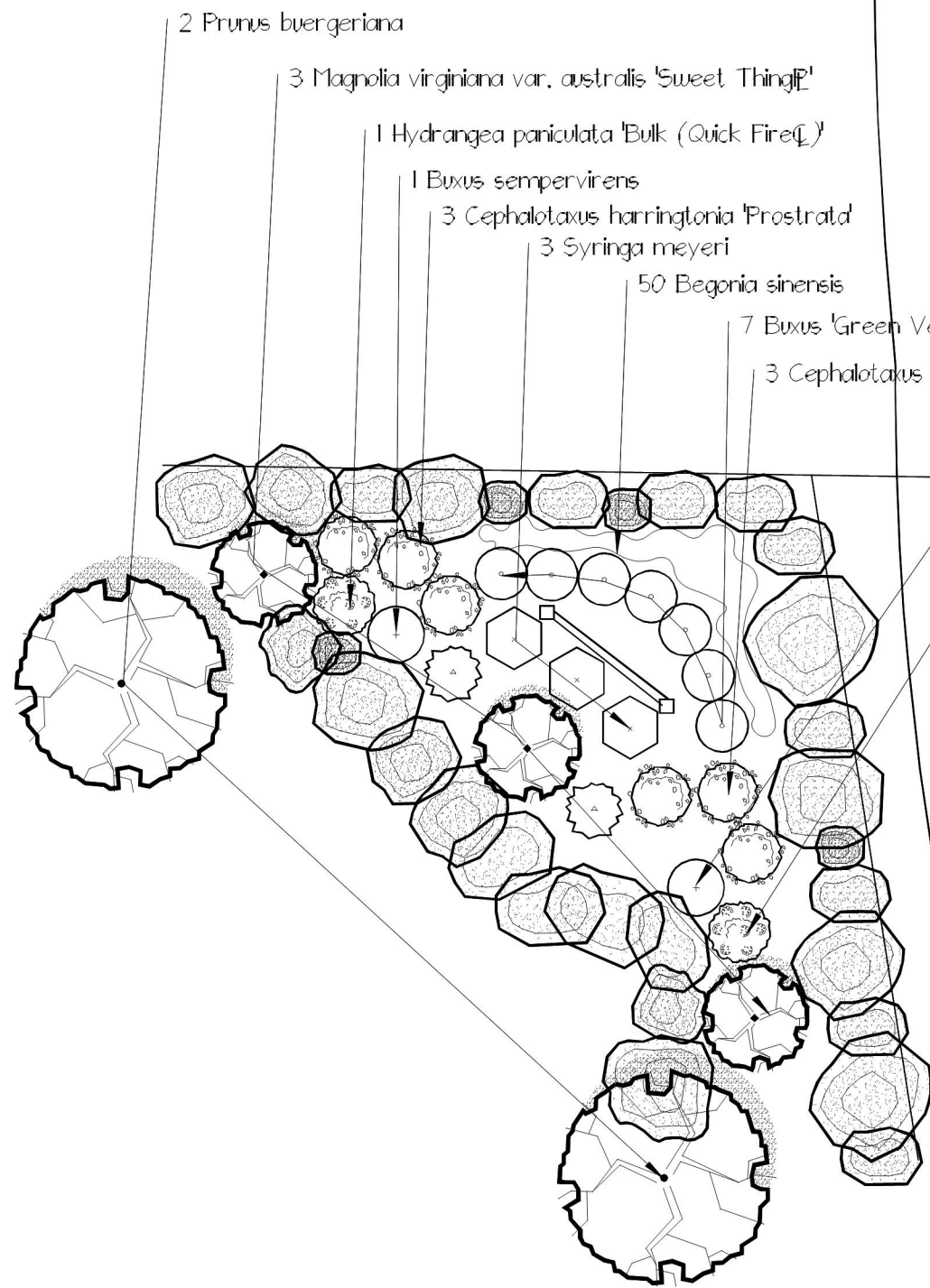


IVY TERRACE TOWNHOUSES		revision	ONE
date	3/14/2024	created by	BPB
drawn by	PDM	checked by	
client		scale	



There are 17pcs of pickets for each side of gate

FRAMING-1.50"x1.50"x16-14 GA. SS STEEL TUBE
 AND 2.75"x1.50"x16 GA. RACT. STEEL TUBE
 PICKETS-1.50"x1.50"x16 GA. SS STEEL
 DOG-PICKETS-1.50"x1.50"x16 GA. SS STEEL
 SPINDS AND POST FINISHES
 POSTS-1.50"x1.50"x16 GA. SS STEEL TUBE
 RINGS-5/8" BRASS BALL BEARING-ADJUSTABLE
 FINISH-POWDER COAT



2 *Prunus buergeriana*

3 *Magnolia virginiana* var. *australis* 'Sweet Thing'

1 *Hydrangea paniculata* 'Bulk (Quick Fire)

1 *Buxus sempervirens*

3 *Cephalotaxus harringtonia* 'Prostrata'

3 *Syringa meyeri*

50 *Begonia sinensis*

7 *Buxus* 'Green Velvet'

3 *Cephalotaxus harringtonia* 'Prostrata'

1 *Buxus sempervirens*

1 *Hydrangea paniculata* 'Bulk (Quick Fire)

keypad for gate entry

Gate- 20'00"

Flared walkway

UNLOCK RETAINING WALL

EXISTING ARBORVIATE

No. Date Revision

Client :
IVY TERRACE

Address :

Scale : 1"=10'

Plan No. :

Designer : RIVERBENI

Editor : BFB

Date : 03/14/24