

244 Ivy Terrace, Lewisburg, Wv 24901

MLS #24-439

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. Gated entry with classic exterior design and updated interior finishes. This 2 bedroom, 2 1/2 bath unit is ready for move in immediately.

Realtor.COM Type

Residential - Condo/Townhouse

Contract Information

Type of Sale	Traditional/Conventional	List Price	279,000
Status	Active	Status Change Date	12/11/2024
Contingency	Yes	Contingency List	Financing

Location, Legal & Taxes

Physical City	Lewisburg	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	622	SqFt. Upper	704
Total SqFt.	1,326	Total Rooms	5
Total Bedrooms	2	Total Bathrooms	3
Total Full Baths	2	Total Half Baths	1
Garage Type	None	Flood Plain	No

Property Remarks

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 building 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:	Quartz Counters	Features Exterior:	Patio: 10' x 12'; Landscaped (%)
Items to Convey:	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
Air Conditioning:	Central Air	Miscellaneous:	HOA: Yes; Annual HOA Fee: 2,400; Elementary School: Lewisburg; Junior High School: East Greenbrier Jr.; High School: Greenbrier East
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		Other	Upper	17	4	68	Hallway
Dining Room	Main	10	9.5	95		Master Bedroom	Upper				
Kitchen	Main	16	11.5	184		Master Bathroom	Upper				
Living Room	Main	14	15	210		Bedroom 2	Upper				
Other	Main	3	7	21	Powder Room	Bathroom 2	Upper				
Utility Room	Main	6	3	18		Utility Room	Upper	6	3	18	
						Other	Upper	2	2	4	Linen closet

Front



1 2024.11.15 (8)



3 2024.11.15 (10)



6 2024.12.16 (13)



4 2024.11.15 (11)



5 2024.11.15 (14)



10 2024.12.16 (22)



9 2024.12.16 (23)



2024.11.08 (4)



2024.11.08 (6)



6 2024.11.15 (12)



8 2024.11.15 (7)



7 2024.11.15 (13)



9 2024.11.15 (1)



10 2024.11.15 (2)



11 2024.11.15 (15)



12 2024.11.15 (3)



29 2024.12.16 (30)



30 2024.12.16 (31)



13 2024.11.15 (4)



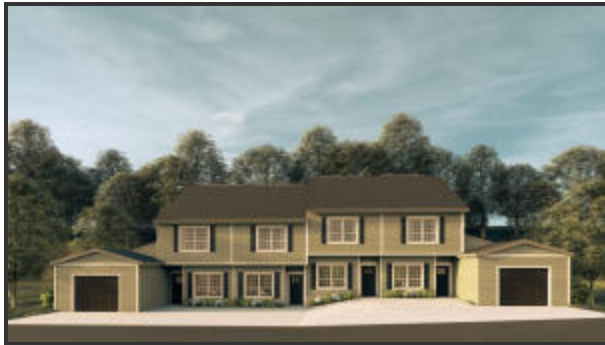
14 2024.11.15 (5)



15 2024.11.15 (6)



2024.04.23 Ivy Terrace



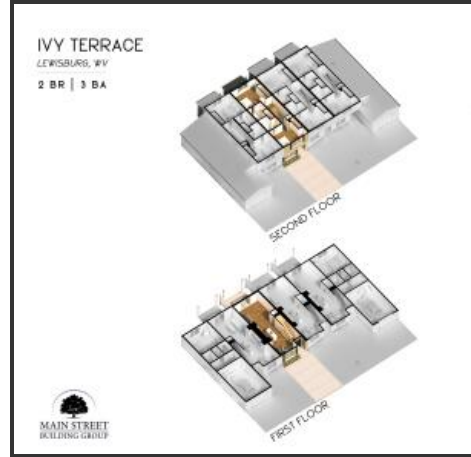
2024.05.02 Ivy Terrace Side with Black



2024.01.30 Ivy Terrace EC Rear Rendering



2024.01.30 Ivy Terrace EC Floor Renderin



2024-05-02-08-57-58-310



2024.04.22 (1)



2024.04.22 (3)



2024.04.22 (7)



2024.04.22 (9)



2024.02.29 (2)



2024.02.29 (1)



2024.01.21 (4)



2024.01.21 (14)



244 Ivy Terrace, Lewisburg, WV 24901

Latitude: 37.807924, Longitude: -80.429176



Coming soon! New construction townhome! Located in Historic Lewisburg and within walking distance of WVSOM and the downtown area, this 2 bedroom, 2 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 beautifully landscaped front entry and parking for two cars. 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 mechanical/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.

From the Foyer, continue upstairs to two spacious 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 mechanical closet which contains the hot water heater and stackable washer and dryer hook-ups. The furnace is located in the attic, accessible through a ceiling hatch in the hallway. 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 estimated at \$200 per month which covers exterior home and road maintenance, landscaping and snow removal, gate maintenance and storm drainage maintenance.

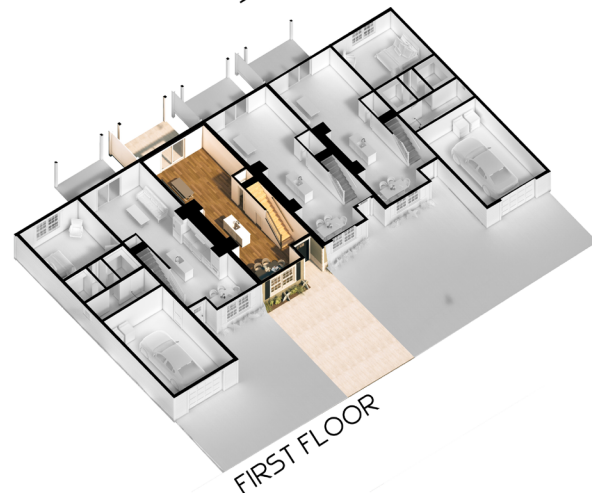
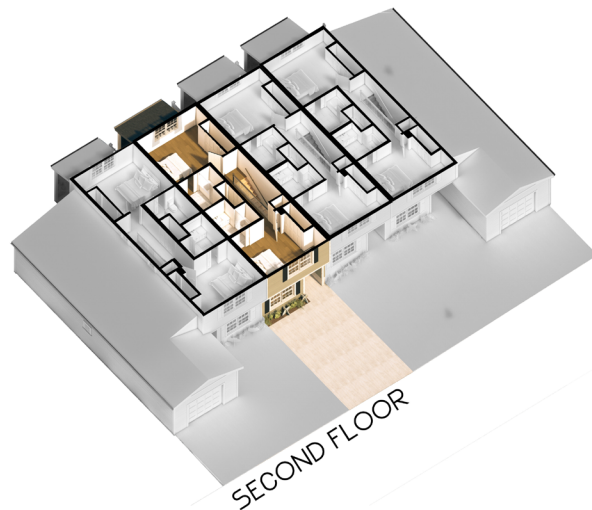
Near to many local attractions...

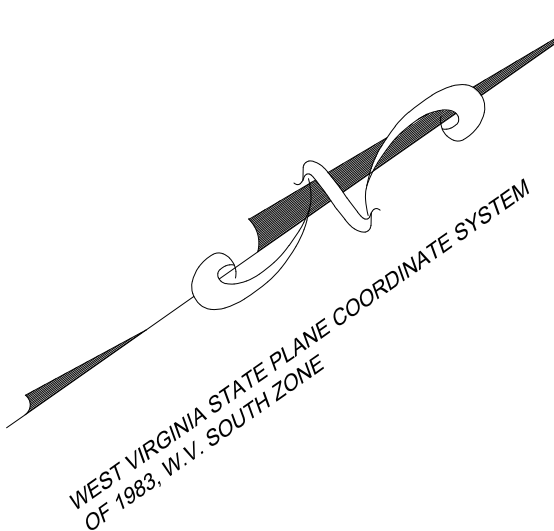
- Lewisburg, home to fine restaurants, galleries, and shops - within walking distance
- Greenbrier Valley Airport (LWB) - 5-minute drive
- West Virginia School of Osteopathic Medicine – within walking distance
- Greenbrier Valley Medical Center (CAMC) – 10 minute drive
- White Sulphur Springs, home of 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

2 BR | 3 BA

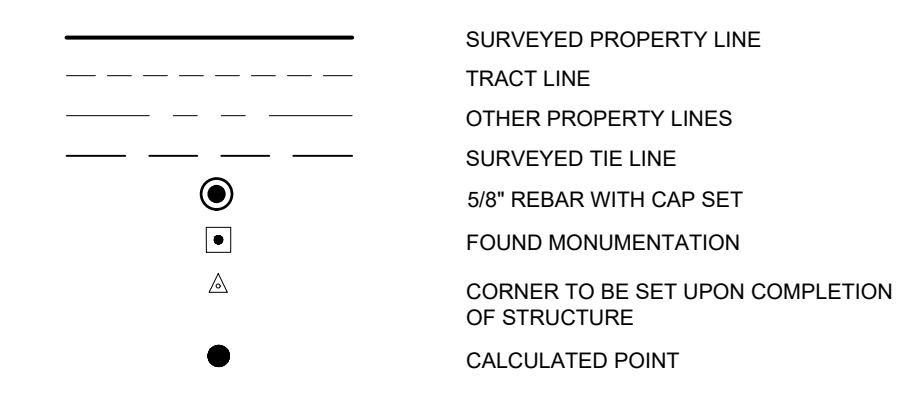




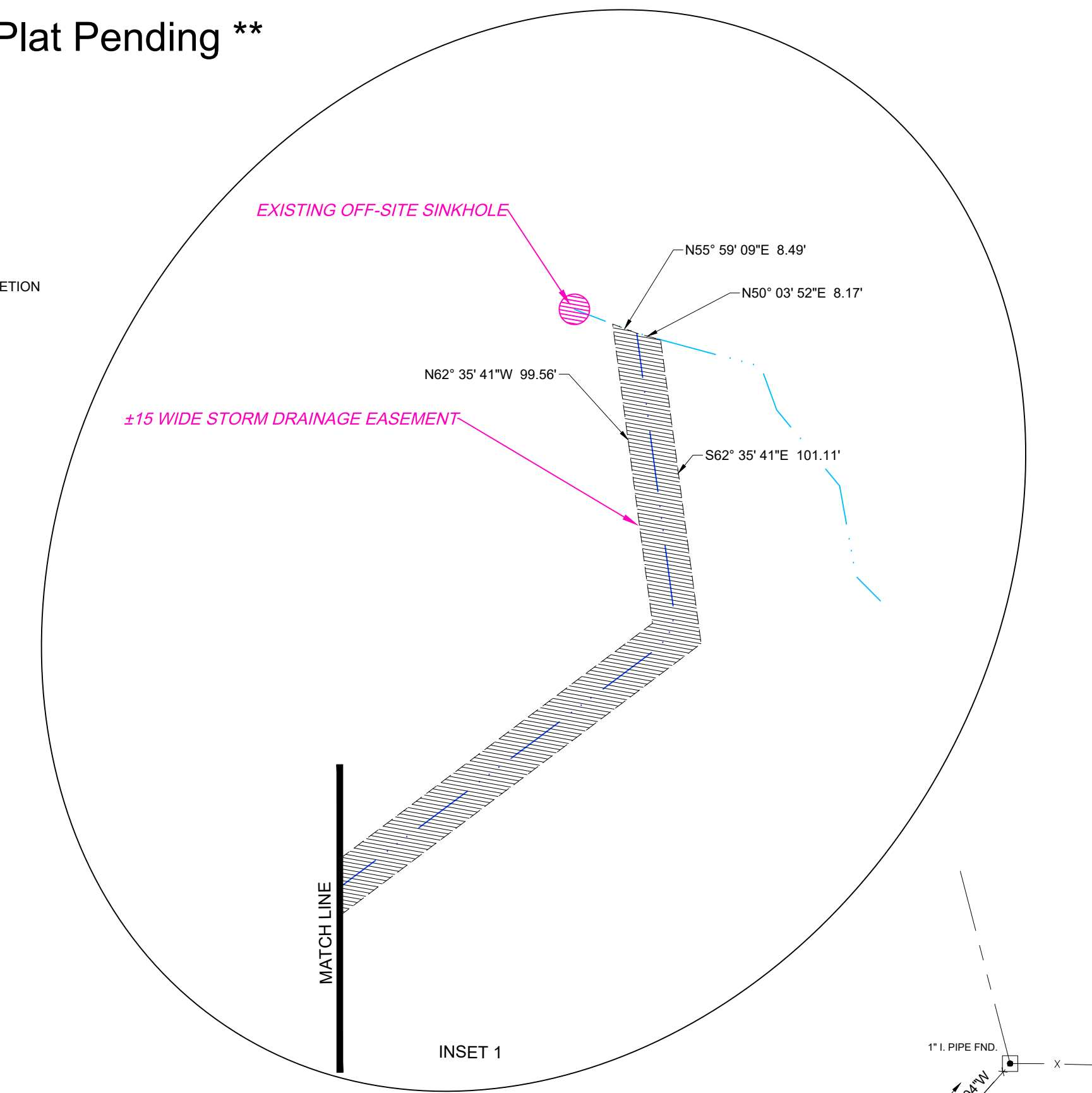
Parcel Line Table		
Line #	Length	Direction
L1	N16° 50' 15"E	40.02'
L2	N16° 50' 15"E	0.76'
L3	N15° 30' 03"E	21.20'
L4	N15° 30' 03"E	25.50'
L5	N15° 30' 03"E	23.50'
L6	N15° 30' 03"E	23.18'
L7	N35° 00' 21"E	25.71'
L8	N35° 00' 21"E	25.52'
L9	N35° 00' 21"E	23.48'
L10	N35° 00' 21"E	31.33'
L11	N35° 00' 21"E	30.17'
L12	N35° 00' 21"E	25.50'
L13	N35° 00' 21"E	23.50'
L14	N35° 00' 21"E	31.33'
L15	N35° 00' 21"E	30.17'
L16	N35° 00' 21"E	25.50'
L17	N35° 00' 21"E	23.50'
L18	N35° 00' 21"E	31.33'
L19	N35° 00' 21"E	30.17'
L20	N35° 00' 21"E	25.50'
L21	N35° 00' 21"E	23.50'
L22	N35° 00' 21"E	31.33'
L23	N35° 00' 21"E	30.16'
L24	N35° 00' 21"E	25.50'
L25	N35° 00' 21"E	33.09'
L26	S74° 29' 57"E	11.30'
L27	N15° 30' 03"E	9.50'
L28	S74° 29' 57"E	63.48'
L29	S74° 29' 57"E	11.30'
L30	S15° 30' 03"W	7.50'
L31	S74° 29' 57"E	76.15'
L32	N15° 30' 03"E	12.35'
L33	S55° 00' 00"E	15.00'
L34	N35° 00' 00"E	9.50'
L35	S55° 00' 00"E	15.00'
L36	S35° 00' 00"W	7.50'
L37	S55° 00' 00"E	15.00'
L38	N35° 00' 00"E	9.50'
L39	S55° 00' 00"E	15.00'
L40	S35° 00' 00"W	7.50'
L41	S55° 00' 00"E	15.00'
L42	N35° 00' 00"E	9.50'
L43	S55° 00' 00"E	15.00'
L44	S35° 00' 00"W	7.50'
L45	S55° 00' 00"E	15.00'
L46	N35° 00' 00"E	9.50'
L47	S55° 00' 00"E	15.00'
L48	S35° 00' 00"W	7.50'
L49	S55° 00' 00"E	15.00'
L50	N35° 00' 00"E	9.50'
L51	S55° 00' 00"E	15.00'
L52	S35° 00' 00"W	7.50'
L53	S74° 29' 57"E	80.55'
L54	N35° 00' 21"E	23.50'
L55	S35° 00' 21"W	23.81'
L56	S35° 00' 21"W	25.50'
L57	S35° 00' 21"W	23.50'
L58	S35° 00' 21"W	16.24'
L59	S35° 00' 21"W	30.17'
L60	S35° 00' 21"W	25.50'
L61	S35° 00' 21"W	23.50'
L62	S35° 00' 21"W	31.36'
L63	S35° 00' 21"W	30.14'
L64	S35° 00' 21"W	25.50'
L65	S35° 00' 21"W	23.50'
L66	S35° 00' 21"W	28.33'
L67	S35° 00' 21"W	33.17'
L68	S35° 00' 21"W	25.50'
L69	S35° 00' 21"W	23.47'
L70	S35° 00' 21"W	29.37'
L71	S35° 00' 21"W	9.99'
L72	S15° 30' 03"W	105.08'
L73	S16° 50' 15"W	25.46'
L74	S55° 00' 00"E	15.00'
L75	S35° 00' 00"W	9.50'
L76	S55° 00' 00"E	15.00'
L77	S35° 00' 00"W	7.50'
L78	S55° 00' 00"E	15.00'
L79	S35° 00' 00"W	9.50'
L80	S55° 00' 00"E	15.00'
L81	S35° 00' 00"W	7.50'

Curve Table			
Curve #	Length	Radius	Chord Length
C2	22.40	65.80	S25° 15' 12"W 22.29
C1	5.38	15.80	N25° 15' 12"E 5.35

LEGEND

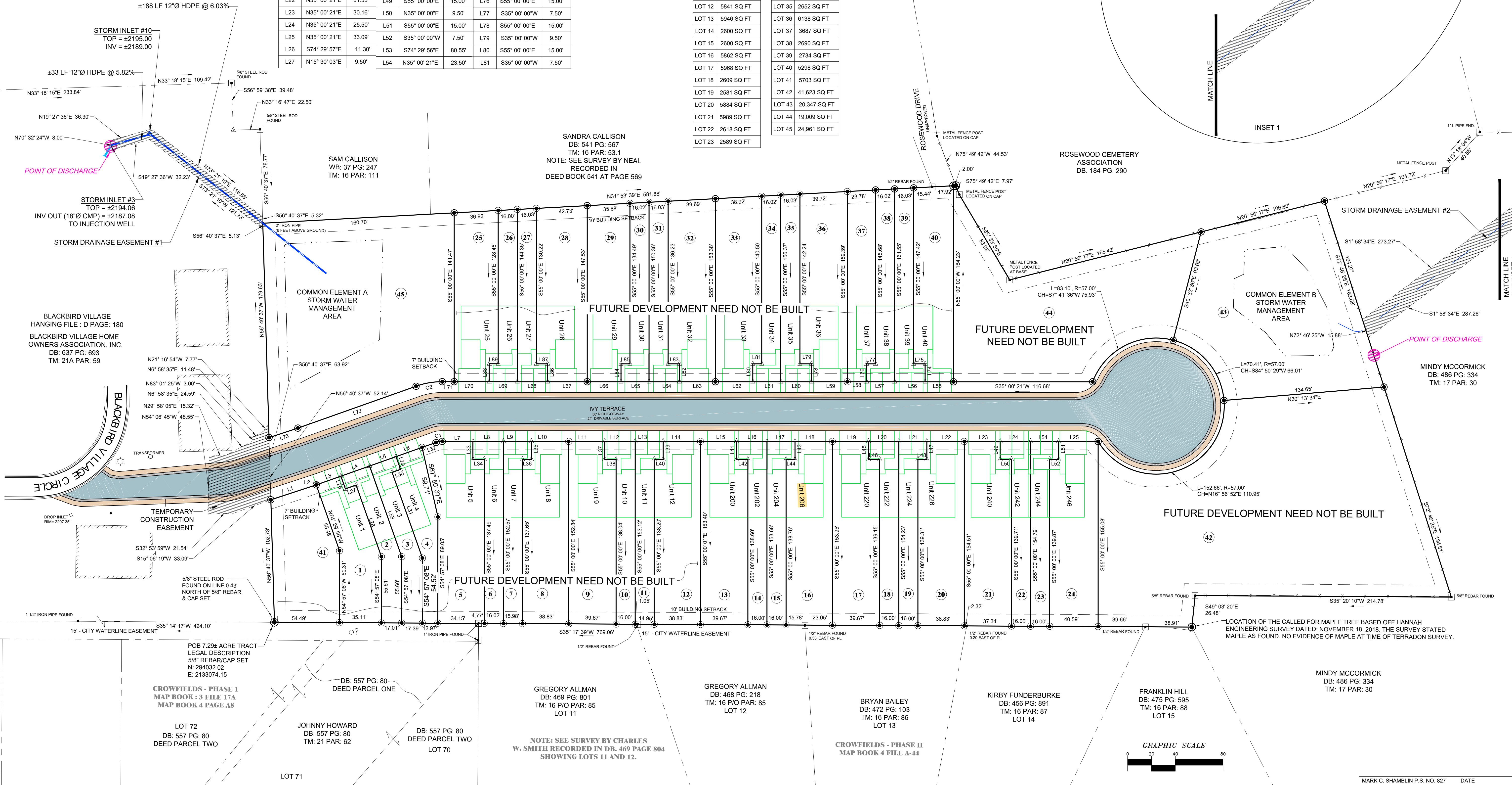


*** Final Plat Pending **



- SURVEYOR'S NOTES:**
- BUILDING SHOWN IN THE NEW SUBDIVISION ARE PROPOSED. PROPERTY SUBDIVIDED IS OWNED BY 4 KIDS, LLC DESCRIBED IN DEED BOOK 643AT PAGE 898, TAX MAP 16 PARCEL 115.
 - AREA OF PHASE I = 2.64 ± ACRES. INCLUDES STORM WATER PONDS, IVY TERRACE (FROM BLACKBIRD VILLAGE CIRCLE ALONG IVY TERRACE INCLUDING THE CUL-DE-SAC) AND LOTS 13 THROUGH 24.

LOT #	AREA	LOT #	AREA
LOT 1	4023 SQ FT	LOT 24	6179 SQ FT
LOT 2	2296 SQ FT	LOT 25	5140 SQ FT
LOT 3	2386 SQ FT	LOT 26	2411 SQ FT
LOT 4	2795 SQ FT	LOT 27	2459 SQ FT
LOT 5	6198 SQ FT	LOT 28	6103 SQ FT
LOT 6	2585 SQ FT	LOT 29	6208 SQ FT
LOT 7	2552 SQ FT	LOT 30	2511 SQ FT
LOT 8	5819 SQ FT	LOT 31	2556 SQ FT
LOT 9	5925 SQ FT	LOT 32	5894 SQ FT
LOT 10	2591 SQ FT	LOT 33	5889 SQ FT
LOT 11	2563 SQ FT	LOT 34	2607 SQ FT
LOT 12	5841 SQ FT	LOT 35	2652 SQ FT
LOT 13	5946 SQ FT	LOT 36	6138 SQ FT
LOT 14	2600 SQ FT	LOT 37	3687 SQ FT
LOT 15	2600 SQ FT	LOT 38	2690 SQ FT
LOT 16	5862 SQ FT	LOT 39	2734 SQ FT
LOT 17	5968 SQ FT	LOT 40	6298 SQ FT
LOT 18	2609 SQ FT	LOT 41	5703 SQ FT
LOT 19	2581 SQ FT	LOT 42	41,623 SQ FT
LOT 20	5884 SQ FT	LOT 43	20,347 SQ FT
LOT 21	5989 SQ FT	LOT 44	19,009 SQ FT
LOT 22	2618 SQ FT	LOT 45	24,961 SQ FT
LOT 23	2589 SQ FT		



NO.	DATE	REVISION
1	10/09/24	ADDED NOTES FOR PHASE I

TERRADON
 Engineering • Surveying • Land Planning
 Testing & Inspection
 (304) 755-8291 www.terradon.com

PLAT OF SURVEY SHOWING IVY TERRACE-PHASE I

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

Project No.	2102-3148-001
Drawn:	KMMCS
Checked:	
Approved:	RFT
Scale:	1" = 40'
Date:	06/16/23
CAD File #	The Gardens

C1

PLOT DATE : 10/9/2024 3:15 AM MA_2023\GARDENS REVISED 2023\THE GARDENS FINAL 06-16-23 MCS.DWG

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



Legend

District

Districts

Parcel

WVParcels

User Notes:

Map created on March 25, 2024

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

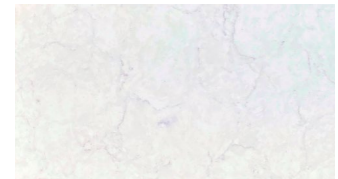
TOWNHOMES

FLOORING:

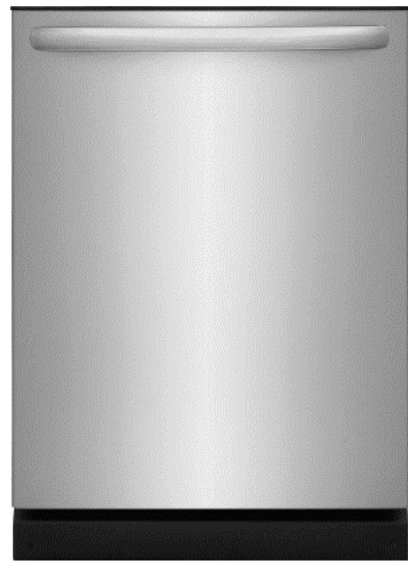
Hardwood
European Oak "Munich"



KITCHEN:



All finishes subject to change



All finishes subject to change

POWDER ROOM:

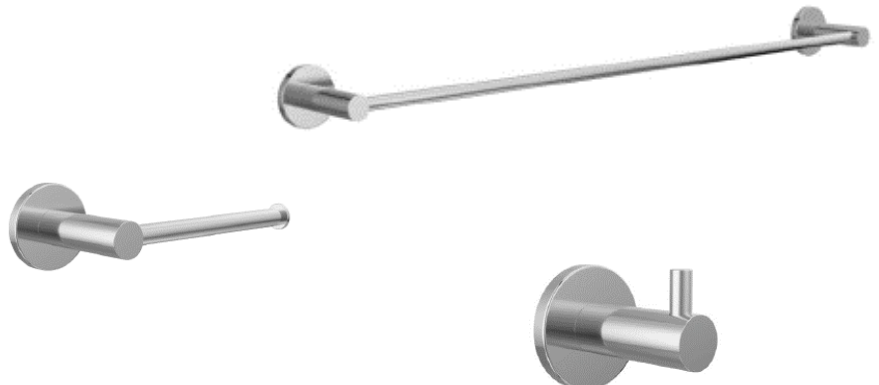


All finishes subject to change

SECOND FLOOR BATHROOMS:



Flooring:



All finishes subject to change