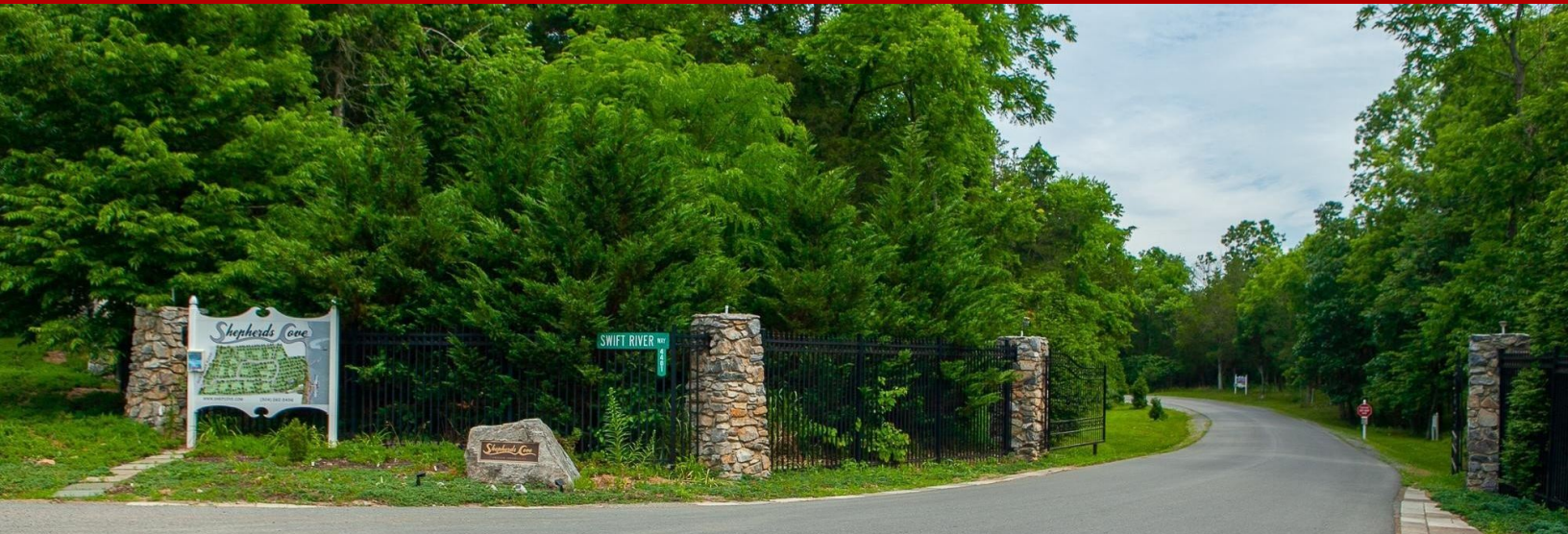


# Vacant land - SHEPHERDSTOWN, WV



## Lot #1 Shepherds Cove Swift River Way, Shepherdstown, WV, 25443

Offered at \$218,000

Shepherds Cove Potomac River Waterfront Community, Shepherdstown WV Home Sites in a small , resort-like community. These the last 8 lots available in a community of 19 lots. Large private lots with marina privileges,. Prices range from \$218,000 for 6.164 Acre lot to \$183,000 for a 3.98 acre lot. Enjoy the beauty of nature in the wooded setting. Hiking trails and Biking paths boating, fishing, swimming, kayak and canoe. Marina with individual dock space available. Cress Creek Country club initial membership provided. Private access to 12 navigable miles of the beautiful Potomac River. Community Pavilion overlooking the Potomac with outdoor kitchen, picnic gazebo, barbecue and fire pit. Bocce court and putting green. Away from it all yet convenient location. Minutes to downtown Shepherdstown, Shepherd University, boutique shops, good restaurants. An area of interesting folks, and cultural activities. Minutes to Marc commuter train to DC, 50 miles to Washington DC Beltway and Baltimore. Brochure provided in attached documents. For the person who has longed for a wateroriented country escape that is both private and convenient, with woods and paths for nature walks, where deer, foxes, wild turkeys and eagles are abundant; this is the proverbial once in a lifetime opportunity. The opportunities for kayaking, fishing, hiking, boating and communing with nature are endless. Available Lots: Lot #1 6.164 Acres , \$218,000; Lot #2 3.790 Acres, \$195,000, Lot #3 3.392 Acres, \$191,000, Lot #5 3.98 Acres, \$183,000, Lot #13 3.97 Acres \$197,000 , Lot #17, 4.396, \$201,000, Lot #20, 4.356 Acres \$204,000, Lot #16 5.3338 Acres \$210,000 Possible owner financing. Excellent Financing terms with City National Bank at 11 % down Call for particulars and additional incentives. Property in Berkeley County so there are no impact fees.

- 0 Bedrooms
- 0 Bathrooms
- Unknown sqft sqft
- 6.16 acre (lot size)
- Built: Unknown year



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