

Client Full

384 Rock Creek Trl, Rio, WV 26755

Active

Residential

\$265,000



Recent Change: **10/09/2025 : New Active : ->ACT**

MLS #: WVHS2006882
Tax ID #: 09 21007300000000
Ownership Interest: Fee Simple
Association: HOA
Structure Type: Detached
Levels/Stories: 1.5
Furnished: Yes
Waterfront: No
Views: Trees/Woods
Garage: No

Beds: 2
Baths: 1
Total Rooms: 5
Above Grade Fin SQFT: 806 / Assessor
Below Grade Fin SQFT: Assessor
Price / Sq Ft: 328.78
Year Built: 1986
Style: Cabin/Lodge
Central Air: No
Basement: No

Location

County: Hampshire, WV
In City Limits: No
Municipality: Sherman
Subdiv / Neigh: SHORT MOUNTAIN VILLAGE

School District: Hampshire County Schools
Election District: 1

Association / Community Info

HOA: Yes
HOA Name: SHORT MOUNTAIN VILLAGE
Association Fee Incl.: Road Maintenance

HOA Fee: Unknown

Taxes and Assessment

Tax Annual Amt / Year: \$485 / 2024
City/Town Tax: Annually
Clean Green Assess: No
Zoning: NONE
Zoning Description: No Zoning

Tax Assessed Value: \$95,300 / 2022
Block/Lot: 32

Rooms

| | Bed | Bath |
|------|-----|--------|
| Main | 2 | 1 Full |

Building Info

Yr Major Reno/Remodel: 2023
Above Grade Fin SQFT: 806 / Assessor
Total Fin SQFT: 806 / Assessor
Tax Total Fin SQFT: 806
Total SQFT: 806 / Assessor
Foundation Details: Crawl Space

Main Entrance Orientation: East
Construction Materials: Frame
Flooring Type: Ceramic Tile, Luxury Vinyl Plank
Roof: Shingle

Lot

Lot Acres / SQFT: 4.19a / 182429sf / Assessor
Additional Parcels: No
Views: Trees/Woods
Location Type: Mountain

Road: Gravel / Private, HOA
Lot Features: Hunting Available, Mountainous, Rural, Stream/Creek

Ground Rent

Ground Rent Exists: No

Parking

Driveway - # of Spaces 4 Features: Driveway
Total Parking Spaces 4

Interior Features

Interior Features: Bathroom - Walk-In Shower, Carpet, Ceiling Fan(s), Combination Kitchen/Dining; No Fireplace; Dishwasher, Oven/Range - Electric, Refrigerator, Washer/Dryer Hookups Only; Accessibility Features: None; Door Features: Sliding Glass; Window Features: Double Hung; Laundry Hookup

Exterior Features

Exterior Features: Exterior Lighting, Outbuilding(s); Deck(s), Porch(es); Pool: No Pool; Other Structures: Shed

Utilities

Utilities: Electric Available; Ductless/Mini-Split; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Baseboard - Electric; Heating Fuel: Electric, Wood; Hot Water: Electric; Water Source: Well; Sewer: On Site Septic; Internet Services: Other, Satellite

Remarks

Public: Modern Mountain Retreat with Designer Upgrades and Outdoor Entertainment Spaces! Welcome to a beautifully updated cabin getaway — where modern comfort meets natural charm. This thoughtfully renovated 2BR 1BA home is situated on 2 lots totaling 4.188 acres and blends indoor style and outdoor living. Some of the highlights include a custom-built firepit area surrounded by a pergola, stone walking path, and landscape lighting for evenings under the stars. Freshly painted exterior shed with convenient side storage for firewood and new pressure-treated airflow slats. Newly painted deck plus brand-new sliding glass door for a second, easy access to the deck, ideal for morning coffee or sunset views. Some of the Interior Upgrades include a fully renovated kitchen featuring custom concrete countertops, freshly painted cabinetry, and all-new stainless-steel appliances — including stove, refrigerator, dishwasher, and microwave. New flooring throughout the lower level and the large loft bedroom creates a seamless, modern feel. The new staircase leading to the loft is accented with contemporary "View rail" steel cable railings for a sleek architectural touch. New mini split heating and cooling system on both the main level and bedroom for efficient year-round comfort. The bathroom has been completely updated with modern amenities. A few necessities have been added as well to make this a turn key opportunity for those looking for a short-term rental investment or year-round retreat! Starlink satellite internet installed, and roof mounted. All new furnishings throughout convey with the sale! Including bedroom sets, rugs, and dining pieces along with a 65" mounted TV — perfect for cozy movie nights! Located in beautiful Hampshire County, WV and under 2 hours from the MD/VA/DC region. Additional bonus - this property is just steps away from Short Mountain Wildlife Management area providing private community access to 8,000 acres of land for outdoor enthusiasts, nature observers, and those who enjoy hiking and hunting! This home combines rustic charm with modern updates and has been designed for that much sought-after laid-back lifestyle.

Directions

From Augusta - US 50 / Northwestern Pike - take Augusta-Ford Hill Rd 8.1 miles, turn left onto Rock Creek Trail 0.2 miles, turn left to stay on Rock Creek Trail 0.2 miles to property on the right. Sign on property

Listing Details

| | | | |
|-----------------------|--------------------|----------------------|---|
| Original Price: | \$265,000 | DOM: | 2 |
| Vacation Rental: | No | Lease Considered: | No |
| Sale Type: | Standard | Home Warranty: | No |
| Listing Term Begins: | 10/09/2025 | Documents Available: | Aerial Photo, Other, Plat, Restrictions |
| Possession: | Settlement | Pets Allowed: | Yes |
| Acceptable Financing: | Cash, Conventional | Pet Restrictions: | No Pet Restrictions |
| Federal Flood Zone: | No | Seller Concessions: | No |

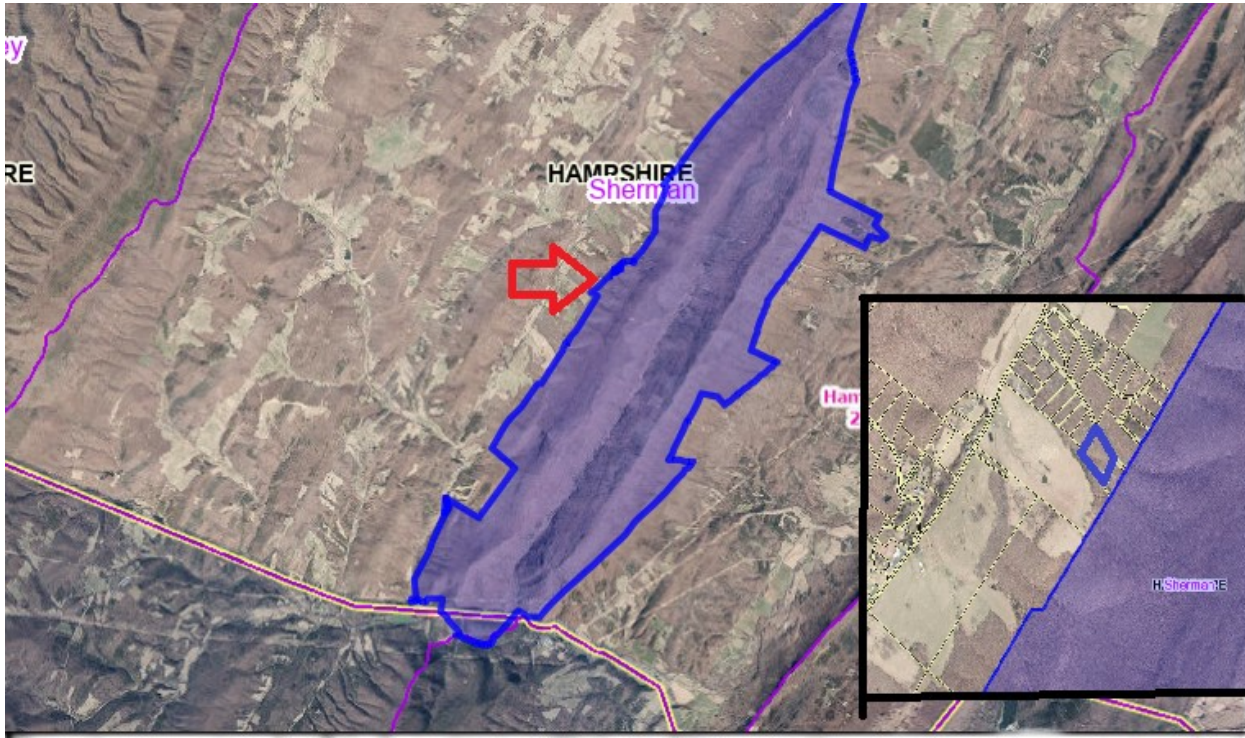
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384 Rock Creek Trail, Rio, WV

Recent Renovations

- Custom firepit, pergola, stone walking path and lighting added outside
- Newly painted exterior shed with side storage for firewood, new pressure treated slats for airflow
- Newly painted deck
- New sliding glass door installed for second deck access
- Newly renovated kitchen with freshly painted cabinets, all new appliances (stove, refrigerator, dishwasher, microwave). Custom concrete kitchen countertops
- All new flooring running through lower level and loft bedroom space
- New stairs installed to loft
- New 'view rail' railings and steel cable added to stairwell and loft
- New Minisplit Heating and cooling system added, main level and bedroom
- Starlink satellite internet service installed, and roof mounted
- All new furnishings, Bedrooms, kitchen table, rugs
- New feature wall with 65-inch TV wall mount TC installed



BULLFROG CONTRACTING LLC

Kelly Berg
512-545-0371
384 Rock Creek Trail Rio, W.V. 26755
Kelly_berg@hotmail.com

10/23/2023

Scope of work: Demo existing kitchen wall, stairway/ landing. Level flooring and install sliding door.

Option #1 - Sliding door installation.

- We will demo and prep @ existing window for the installation of a new sliding door.
- We will install all flashing, sealant, framing, trim and drywall @ disturbed areas.

Total - \$2,600.00

Option #2 – Kitchen, stairwell and landing renovation.

- We will demo and remove the existing kitchen wall, stairway/ landing.
- We will install new kitchen opening with new double 2" x 12" header.
- We will install all new framing, trim and drywall in disturbed areas.
- Door, painting, electrical, plumbing, HVAC and permits to be provided by others.

Total - \$5,500.00

Option #3 – Level flooring and install piers in crawl space.

- We will install new up to 6- 20" x 20" x 10" concrete footers reinforced with #4 rebar.
- We will install 6" x 6" pressure treated post with floor joist attachment brackets.
- We will level existing floor as best as possible.
- We will install joist hangers on all existing floor joist.
- We will install a second sister floor joist @ new post connection.
- We will remove all debris.
- We will provide all labor, equipment and material to complete the project.

Total = \$7,775.00

Progress payments: ½ due 1-2 weeks prior to the start of the project. ¼ due at the completion of demolition. 1/4 due at the completion of work.

Bullfrog Contracting provides a 1 year warranty on all new work.

Customer Signature -

Jeremiah Steinmetz

540-316-7669

179 Pasture Ln. Capon Bridge, W.V. 26711

jcsbullfrog@gmail.com



85-177
Revised 1-71

WEST VIRGINIA
SEPTIC TANK INSPECTION FORM

Installation Permit No. ST-14-93-009

Hampshire Health Department

Name of Owner Richard Spira

Address HCR 78 Box 140-5, Kirby, WV 26729

Property Address Short Mt. Hilltop Lot #32

DESCRIPTION & NUMBER OF UNITS SERVED

Type Facility Served Home No. Water Closets _____
Lot Size 2.25 acres Area suitable for sewage disposal installation _____ sq. ft.
Source of Water Supply well No. Lavatories _____
No. Bedrooms 2 No. Showers or Tubs _____ No. Baths _____
No. Garbage Grinders 0 No. Automatic Washers 1

SEPTIC TANK

Material concrete Length _____ x Width _____ x Depth _____ = _____ cubic feet

Liquid Depth _____ ft. Liquid Capacity 1000 gal.

Distance to: Dwelling 15' Water Supply 120' Nearest Property Line 30'

SOIL ABSORPTION SYSTEM

Type Drain Line Material sch. 30 Trench Width 36 Inches

Trench Depth 24 Inches Total Absorption area in Trench Bottom 960 sq. ft.

Diameter of Drain Line 4 Inches Type Filter Media stone - 60 ton

No. of Drain Lines 4 Depth Filter Media Under Drain Line 8 Inches

Length of Each Line 70, 100, 100, 40 ft. Depth Filter Media Over Drain Line 2 in.

Distance of Disposal Field to: (a) Dwelling _____

(b) Water Supply 120 (c) Nearest Property Line 30

An inspection of the septic tank system described herein disclosed that said system (MEETS, DOES NOT MEET) the minimum standards established by the West Virginia State Department of Health.

5-13-93
Date

[Signature]
Sanitarian

SKETCH OF SYSTEM TO BE DRAWN ON BACK

Note: Copy of this inspection report must be given to owner and the original filed in the Health Department files. PERMANENT RECORD - DO NOT DESTROY.

09 04 08:59a
 FROM
 Jun 09 04 08:58a
 FROM

Judith Clower-Nazelrod
 (WED) JUN 9 2004 8:56/ST.

WV STATE DEPARTMENT OF HEALTH
 Office of Environmental Health Services
 ENVIRONMENTAL ENGINEERING DIVISION

Rec'd
 8-17-02

WELL COMPLETION REPORT

Date(s) 6-25-92/6-25-93 County Hampshire Permit # DW-14-06-92-554
 Town Augusta, WVA Area Name/Location Short Mountain at Laurel Lot # 32
 Well Owner Richard Spicer Address HCR 78 Box 1465 Kinby, WVA 26729
 Telephone Number 304-496-8485
 Well Driller Malcolm O Callie Address P.O. Box 593 Slansville, WVA 25494
 Telephone Number 304-496-9947

WELL LOG

| DEPTH IN FEET | FORMATIONS: KIND, THICKNESS, AND IF WATER BEARING |
|---------------|--|
| 1-30 ft | sub soil |
| 30-80 ft | flint rock |
| 80 ft | 14 gal mi |
| 80-125 ft | flint rock |
| 125-165 ft | flint rock |
| 165 ft | 14 gal mi |
| 165-185 ft | flint rock |

REMARKS:
 Type of Well: D/W Drilling Method: Rotary Hammer
 Well Diameter: 6 5/8 Casing O.D.: 6 5/8
 Well Depth: 185 ft Date Completed: 7/14/92
 CASING: Length 40 Feet Height above ground 1 Feet
 Steel Plastic Cast Iron
 Other _____ Type _____

SCREENS:
 None Installed
 Type _____ Diameter _____
 Slot/Gauge _____ Length _____
 Set Between _____ Ft. and _____ Ft.

PUMPING OR BAILING TEST

| DETAILS | #1 | #2 | #3 |
|--|---------------|----|----|
| Static Water Level (Ft. Below Grade) | <u>40</u> | | |
| Pumping Rate (GPM) | <u>15</u> | | |
| Pumping Level (Ft. Below Grade) | <u>185</u> | | |
| Duration of Test (In Hours) | <u>1</u> | | |
| Recovery Time to Static Level (In Hours) | <u>12 min</u> | | |

WELL HEAD
 Pitless Adapter: Type, Make, Etc. To Be installed by owner
 Well Cap: Type, Make, Etc. 6 5/8 Rizer Conduit Type
 Well Seal: Type, Make, Etc. _____
 Well Platform: To Be installed by owner
 Length _____ Width _____ Thickness _____
 Grouting: Yes No
 All Public Water Supplies must be grouted.

I hereby certify that this well was drilled and constructed under my supervision, in compliance with all requirements of the referenced permit, and that this record is true to the best of my knowledge and belief.

Malcolm O Callie 007
 Name _____ Certification No. _____
Water State Water Well Drilling, L.T.D.
 Registered Business Name _____
Malcolm O Callie
 Signed _____ Date 7/28/92

35732

SHORT MOUNTAIN VILLAGE

DECLARATION OF PROTECTIVE COVENANTS

1. The Grantors reserve unto themselves, their successors or assigns, the right to erect and maintain telephone and electric light poles, conduits, equipment, sewer, gas water lines, or to grant easements or rights-of-way, therefore, with the right of ingress, for the purpose of erection or maintenance on, over, or under a strip of land Fifteen (15) feet wide at any point along the side, rear or front lines of any said lots, or within Forty (40) feet from the center of any road right-of-way. Such a right-of-way for utility lines may also be utilized by the said Grantees in the use of their lot.

2. Lots shall be used for residential purposes only and no dwelling shall be less than 560 square feet; if a home is used, it shall be made permanent, with side

3. If garage or storage shed is built, it shall conform in general appearance to the dwelling.

4. No buildings or dwellings shall be built within Fifty (50) feet from side of lot or

5. Garbage and trash containers must be covered at all times, and premises shall be maintained in a neat and orderly manner.

6. A road maintenance fee of Thirty (\$30.00) dollars per year will be charged payable to landowner's committee. Before a lot can be sold, maintenance fee must be paid.

7. No timber shall be cut upon the parcel until the tract is fully paid for except for sufficient room to erect a dwelling.

8. No trucks, buses, old cars, or unsightly vehicles of any type or description may be left or abandoned on said tracts.

9. When 80% of the lots have been sold, owner association to be formed.

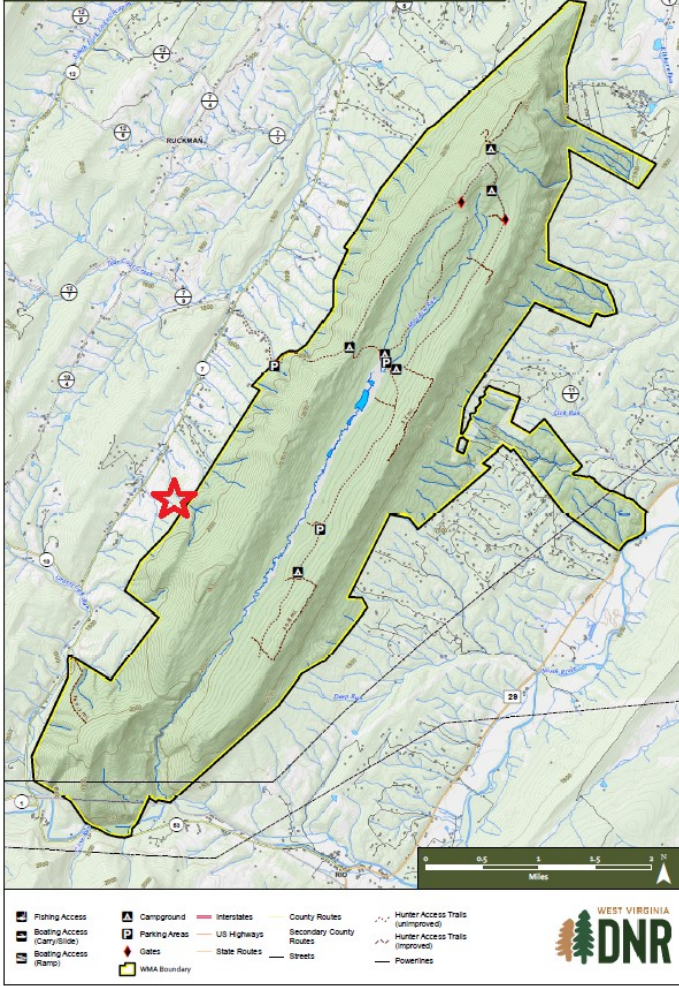
10. Invalidation of any one of these covenants by judgement or Court Order, shall in nowise affect any of the other provisions which shall remain in full force and effect.

11. The Grantors do hereby grant and convey to the property owners, for their private use forever, all the roads and right-of-ways as designated on the Plat of Short Mountain Village

12. Grantors reserve a right-of-way, over all roads to Short Mountain after all lots have been sold for any and all proper and pertinent uses and purposes for themselves, their heirs, successors and assigns.

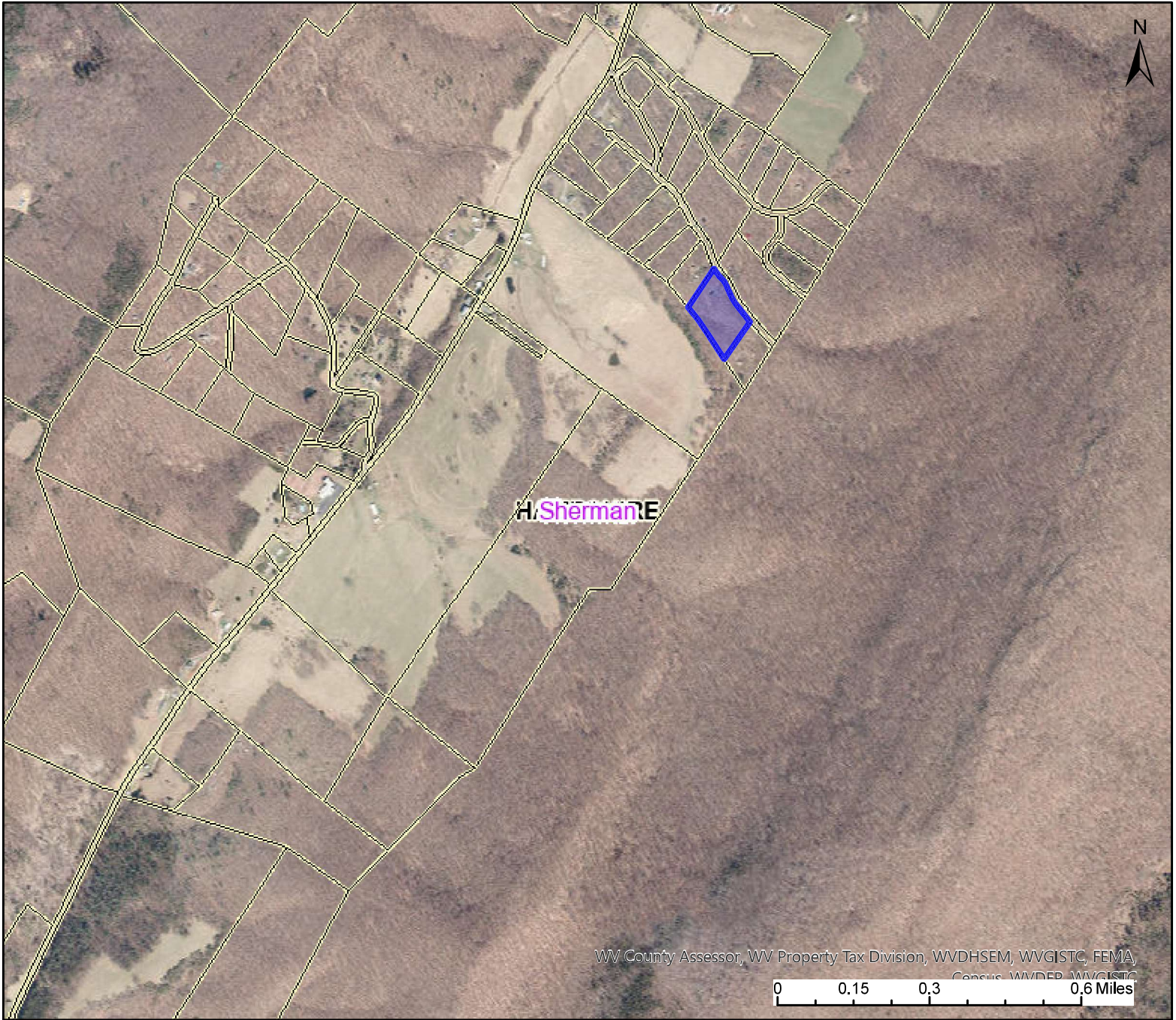
SHORT MOUNTAIN WILDLIFE MANAGEMENT AREA

Hampshire & Hardy Counties, West Virginia



Prepared by: WVDNR, Wildlife Resources Section, GIS | Elkins, WV 26241 | Last Updated: October 14, 2022 | For more information about this map and others, please visit www.wvdnr.gov/gis | To view trail profiles, visit map.wv.gov/trails | Service Layer & Data Credits: WVU Natural Resources Analysis Center, WVDOT, & WVDNR

PARCEL ID: 14-09-0021-0073-0000



Legend

WV Parcels

 Districts

WV Parcels

 WVParcels

User Notes:

Map created on October 6, 2025

Owner(s):

BERG KELLY M & MCGLAMERY WAYNE
EDWARD JR

Address:

384 ROCK CREEK TRL

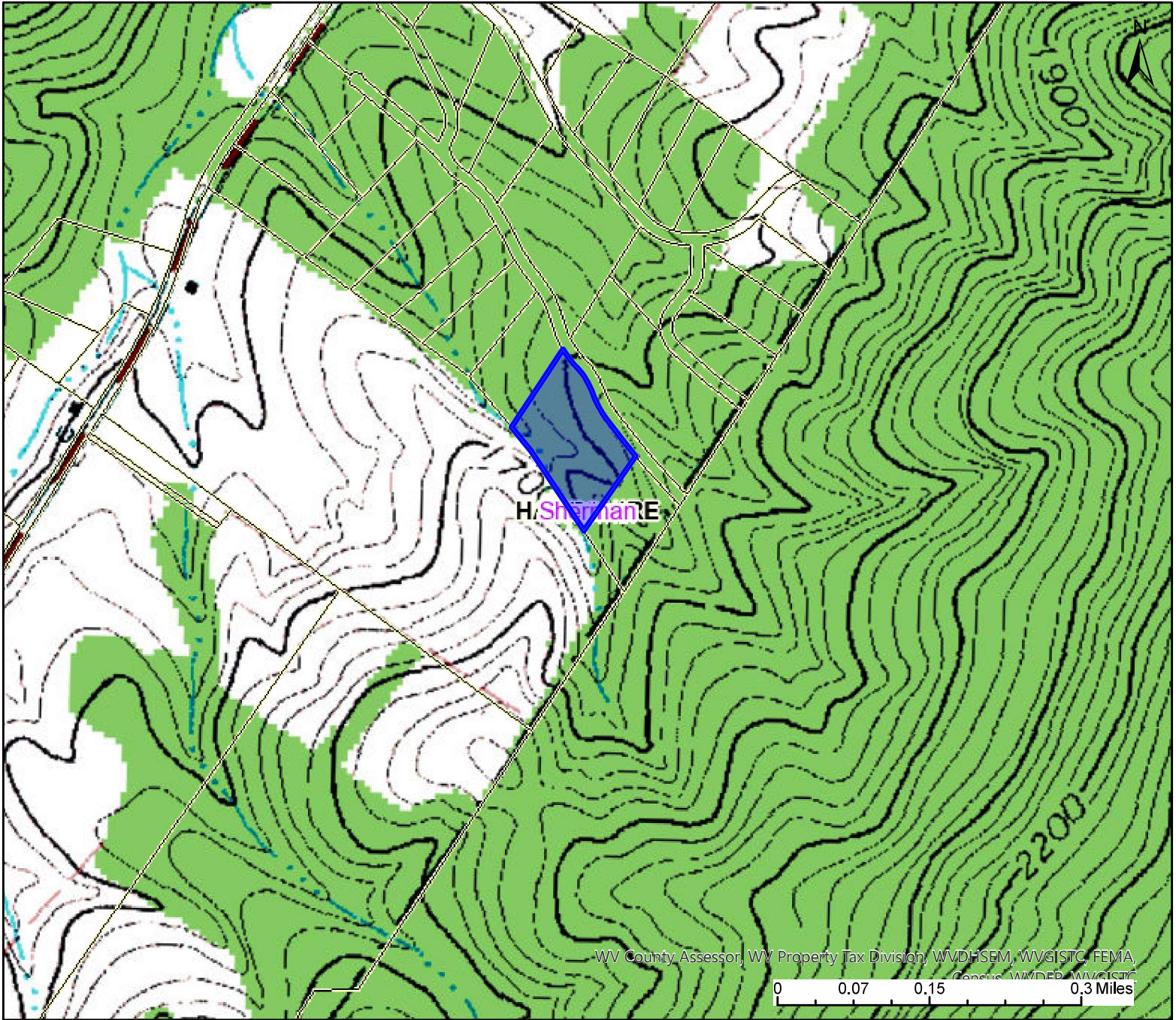
Class Type:

Residential

Legal Description:

4.188 AC LOT 32 & 36; SHORT MOUNTAIN
VILLAGE SD

PARCEL ID: 14-09-0021-0073-0000



Legend

WV Parcels

 Districts

WV Parcels

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Map created on October 6, 2025

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BERG KELLY M & MCGLAMERY WAYNE
EDWARD JR

Address:

384 ROCK CREEK TRL

Class Type:

Residential

Legal Description:

4.188 AC LOT 32 & 36; SHORT MOUNTAIN
VILLAGE SD



Hampshire County Tax Inquiry

Nathan J. Sions, Sheriff

| Billing Information | | Date | Type | First Half | Second Half | Total | |
|---------------------|---------------------------|---------------------------|---------------------------------|------------|-------------|---------------|----------------|
| Year | 2025 | 07/01/2025 | BILLING | 242.32 | 242.32 | 484.64 | |
| Type | Real Estate | 08/28/2025 | REGULAR PAYMENT | - 236.26 | .00 | - 236.26 | |
| Ticket | 15204 | Description | | | | | |
| Account | 09-21-00730000 | 4.188 AC LOT 32 & 36 | | | | | |
| District | SHERMAN - 09 | SHORT MOUNTAIN VILLAGE SD | | | | | |
| Name 1 | BERG KELLY M & | Class | Land Value | Building | Minerals | Exempt Amount | Assessed Value |
| Name 2 | MCGLAMERY WAYNE EDWARD JR | 2 | 28,380 | 28,800 | 10 | | 57,190 |
| Real Estate | | | | | | | |
| Map - Parcel | 21-00730000 | | | | | | |
| Book - Page | 597-445 | | | | | | |
| Homestead | N | | | | | | |

Total Paid: 236.26

Total Due: 236.26