



**2432 Catlett Mountain Rd
Front Royal**

**Price
\$399,900**

A beautiful contemporary home which has been lovingly maintained, and has undergone many improvements and upgrades in the past few years, to provide 3,500 sq.ft. of quality upscale living space.

The home is perfectly placed to benefit from the wonderful views of the Blue Ridge, and the Shenandoah River below.

The prow front and full width deck take in the whole panorama, while the elevated gazebo with hot tub in the back yard provides an even more dramatic outlook.

With soaring vaulted ceilings, gleaming rustic maple floors, a stunning high spec kitchen, and a fully finished basement with large rec room and private in law suite, this home provides quality living at a great price.

A rare opportunity to turn your dream home into a reality.

[more details overleaf . . .



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See a Visual Tour at : www.ChrisOnline.net

2432 Catlett Mountain Rd, Front Royal

Main Features - Inside:

- 4 bedrooms, 4 full bathrooms
- over 3,500 sq.ft. of finished living space
- vaulted ceilings and rustic maple floors in great room and master bedroom
- ceramic tile in all bathrooms
- master bedroom with sitting room
- stone fireplace, double sided gas log fire (into living area & sitting room)
- superb island kitchen with hickory cabinets, granite counters, stainless appliances, and slate tile floor
- fully finished basement, large rec room with separate sitting area, and full bath
- lower level in-law or teen suite, with its own kitchenette & full bath
- 2 laundry rooms, one on each level
- oversize integral 2 car garage, with built-in storage and bench
- dual source heating & ventilation, heat pump with propane backup



Main Features - Outside:

- 1+ acre landscaped yard
- full front deck, four walkouts from inside
- two rear porches, one fully screened
- elevated deck in back yard, with gazebo, hot tub, and gas fire pit
- large cedar garden shed
- paved driveway and parking area
- great views of the Blue Ridge & Shenandoah

Other Information:

- hot tub and fire pit are sold "as-is"
- water softener conveys
- washer & dryer, ceiling fan in master BR, and swing under deck, do not convey
- underground propane tank is the property of Southern States; purchaser will need to sign an agreement with them for propane supply
- septic system is a 3 bed conventional system
- the owners enjoy informal access to the river across the field below the home; however this is a personal arrangement with the landowners, and purchaser will need to confirm their own arrangements.

