

# 478 Poca Bella Dr, Front Royal



**Price: \$284,000**



*A great combination of an almost-new home on 5 beautiful wooded acres, in a sought-after community fronting on the Shenandoah. Enjoy the wildlife while relaxing on the large secluded back deck, or take in the view from the front of the home. Either way, this is a home that you will want to come home to!*

- 3 bedrooms, 2½ baths
- 1,680 sq.ft. (excluding basement)
- formal living and dining rooms
- large island kitchen
- separate breakfast area (could serve as main dining area)
- main level half bath and laundry area (washer/dryer convey)
- spacious master bedroom and master bathroom
- hardwood floors in foyer, living room, and master bedroom
- beautiful 5 acre lot, mostly wooded
- view of Skyline Drive
- oversized back deck
- dual zone heat pump
- full unfinished walkout basement for future expansion
- septic is for 3 BR/5 person occupancy
- community access to the South Fork of the Shenandoah
- just 6 miles from Front Royal, easy access to I-66 at Linden



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