

1356 Queens Hwy, Front Royal



Price: \$287,500

A great opportunity to own a unique riverfront property in Riverton, an area steeped in history and at the confluence of the North and South Forks of the Shenandoah.

- main house is:
 - 3 bedrooms, 1½ baths
 - 2,116 sq.ft. on 2 levels
- many improvements in recent times, including:
 - remodeled breakfast kitchen
 - large deck and gazebo/canopy
 - architectural shingle roof
 - completely repainted exterior
 - new carpet in bedrooms 1 & 2
 - most windows are vinyl replacement windows
- ceiling fans in living room, den, breakfast area, and all BRs
- large living room with bay
- formal dining room or sun room
- separate den with access to porch
- unfinished basement with laundry, wood stove, and workshop area
- bedroom 1 has a separate sitting room, and a bonus room, with great potential for turning into a large master BR suite
- bedroom 2 with a walk-in closet
- bedroom 3 with wood floors
- a park-like 0.97 acre lot, with 220 ft of frontage on the North Fork of the Shenandoah River
- separate detached cabin, approx 420 sq.ft. with 1 bedroom, 1 full bath, approved as a rental
- large 2 car detached garage with storage above and below, plus large carport with inspection pit
- on town water & sewer
- Comcast/Xfinity available
- very close to I-66 (exit 6) and the Riverton Commons retail parks



Presented by:
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All information provided is believed to be accurate, but should be independently verified



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