



547 Rawley Ridge Dr Front Royal

***Price
\$525,000***

This remarkable home boasts quality construction and pride of ownership, with a host of special features to set it apart.

The home was custom designed by the present owners, taking advantage of its setting and beautiful views in all directions, which include the Blue Ridge and Skyline Drive.

Ease of maintenance and energy efficiency were important requirements, resulting in upgraded construction, low maintenance decking and Hardiplank siding, along with a three-zone geo-thermal heating & cooling system.

The integral RV garage is a unique feature, but it would also make an excellent workshop for the right buyer.

Admire the quality and the views as you tour the home . . .

[more details overleaf . . .



403 East Main Street
Front Royal, VA 22630
(540) 692-8186



Presented by:
Chris Laurence, Realtor®
Phone: (540) 671-1367
Email: Chris@ChrisOnline.net

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



Smartphone users: scan the
QR code for more pictures

547 Rawley Ridge Dr, Front Royal

Main Features - Inside:

- 3/4 beds, 3 baths, 2,850 sq.ft. of finished space
- Brazilian cherry floors
- entrance foyer features a built-in Humidifall water feature (for humidity & dust control)
- dramatic living room with red oak vaulted ceiling, cove lighting, and stone fireplace
- beautiful kitchen with breakfast bar, ceramic tile, granite counters & stylish stainless appliances
- dining area with skylights & built-in china cabinet
- office with large bay window. Custom office furniture conveys. (this could be a 4th bedroom)
- main level master bedroom suite, walk-in closet, glass & tile double shower, his & hers vanities
- main level laundry room (washer & dryer convey)
- a half-flight of stairs leads to a large family room, with vaulted ceiling and built-in bookcases, also leading to further finishable bonus space
- loft overlook, leading to two large 2nd floor bedrooms with vaulted ceilings & views
- 2nd floor bathroom, skylight & heated tile floor
- full unfinished walkout basement with rough in, & plenty of light for more living space



Main Features - Outside:

- extensive Trex decking with five walkouts
- large concrete patio area at basement level
- paved in & out driveway & large parking area
- 2 car attached garage
- integral RV garage (42ftx20ft, 14ft high) with full hook-up (could also be a workshop)
- 5 acres, partly wooded, with stunning views

Other Information:

- three-zone geo-thermal heating & cooling (also provides hot water)
- propane-fueled automatic hard-wired generator
- central vac, alarm system (requires contract)
- water softener conveys
- 4 bedroom conventional septic system
- AHS home warranty provided
- covenants allow up to 4 head of livestock
- community access to the Shenandoah (South Fork)
- 5 miles to Front Royal, and easy access to I-66

