



**314 Simons Way,
Front Royal**

**Price
\$575,000**

This beautiful home features substantial living space of over 5,600 sq.ft., dramatic architecture including a soaring two story living room with full height stone fireplace, and a host of higher end features to satisfy the most discerning of buyers.

The property consists of 22 level & unrestricted acres with some 10 acres cleared, a large paddock, barn, and attractive pond, all overlooked by extensive deck and patio areas.

This home presents a wonderful opportunity to acquire a spacious custom home on unrestricted acreage, with easy access to all facilities and major highways.

[more details overleaf . . .



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but should be independently verified

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314 Simons Way, Front Royal

Main Features - Inside:

- 5/6 beds, 5½ baths, four BRs have their own baths
- 5,600 sq.ft. of total finished living space, with 3,689 sq.ft. above grade
- 10 ft ceilings, with a 2 story living room
- hardwood floors and new carpet
- extensive wainscoting, chair rail, crown molding
- three attractive gas log stone fireplaces
- beautiful breakfast kitchen, ceramic tile, island & prep sink, white appliances, recessed lighting, spacious breakfast nook with bay window
- formal dining room, and office/study
- four season sun room with stone fireplace, and three sets of French doors leading to the deck
- luxury main level master bedroom suite, jetted tub, his & hers walk-in closets, access to deck
- bedroom 2 also on main level, with bathroom
- 2nd floor overlook serves 2 upper level bedrooms each with ensuite baths & walk-in closets
- separate laundry room, built-in ironing board
- finished lower level featuring
 - large family room with stone fireplace & wet bar with tile counter



- bedroom 5, large walk-in closet & access to patio
- bonus room/BR 6 (no window)
- fifth full bathroom
- substantial storage space with shelving

Main Features - Outside:

- large Trex deck with electric canopy and views
- lower level 32 x 22 patio area
- paved driveways, large parking area, 2 car garage
- attractive hard & soft landscaping with irrigation
- 22 level acres, unrestricted, approx 10 acres cleared
- approx 1½ acre fenced paddock, and 52 x 25 barn/workshop/storage with power
- good sized pond with power feed

Other Information:

- dual zone heat pump with propane backup
- below ground 500 gallon propane tank is owned
- washer, dryer, & water treatment system convey
- reverse osmosis system feeding both kitchen sinks
- 5 bed/10 person Aquarobic septic system
- 5 miles to I-66 and shopping centers at Riverton

