

71 Sugar Maple Rd, Front Royal



Price: \$185,000

*A delightful well maintained home with comfortable living space across two finished levels, and a beautiful open 3/4 acre yard
For water lovers, the community picnic area overlooks the Shenandoah, with a boat slip giving direct access to the river.
Convenient for commuters, I-66 at Linden is only 10/12 minutes away.*

- 3 bedrooms, 1½ bathrooms
- 2,000 SF finished on two levels
- open plan living/kitchen/dining
- kitchen with good table space, and side door to deck
- master bedroom with half bath, new carpet and paint
- 2 further main level bedrooms
- finished lower level with flexible open space, large family room area, laminate flooring, and level walkout to front of home
- washer & dryer included (as-is)
- attractive well maintained 0.78 acre yard (3 lots), near level & all grass, with large ride-in garden shed
- charming covered front porch, wrapping round to large side deck
- motion-sensitive exterior lighting
- paved circular driveway & parking
- heat pump, new in 2011
- community water
- 2 bed/4 person pumped conv. septic
- community riverfront lot & boat slip
- easy commuter access to I-66
- * * Home Warranty provided * *



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All information provided is believed to be accurate,
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