



***415 Totten Lane
Front Royal, VA***

***Price
\$378,000***

This is a beautiful hand crafted custom home, featuring over 3,000 sq.ft. of finished living space plus a large unfinished walkout basement. The home was built by the owner, who is a class A contractor, using quality materials and finished to high specifications throughout.

Features include an upscale kitchen, 9 foot ceilings and beautiful walnut floors on the main level, two large bay windows (master bedroom and breakfast room), four large bedrooms all with walk-in closets, and including a luxury master bedroom suite on the main level.

With its 4.6 acre unrestricted wooded lot, privacy is guaranteed in the completely secluded wooded setting. Yet the home has easy access to the town of Front Royal, and is within 10 minutes of I-66 and the new shopping centers.

[more details overleaf . . .



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See a Virtual Tour at : www.ChrisOnline.net

415 Totten Lane, Front Royal, VA

Main Features - Inside:

- 4 bedrooms, 2½ full bathrooms
- over 3,000 sq.ft. of finished living space
- formal living room and dining room
- family room with wood burning stove
- large open plan kitchen and breakfast room, also open to family room
- kitchen has granite counters, upgraded Kraftmaid cabinets, & stainless appliances
- master bedroom on main floor with luxury bathroom, including claw tub
- walk-in closets in all bedrooms
- 9 foot ceilings and 5" walnut floors throughout the main floor
- extensive under-eaves storage
- antique doors throughout the home
- unfinished walkout basement with rough-in, over 1,600 sq.ft. for future expansion
- dual zone heat pump, with propane backup heating on main floor
- connected to DSL high speed Internet, and whole house networked



Main Features - Outside:

- totally private 4.6 acre wooded lot
- unrestricted land - no HOA
- front porch, large rear deck
- oversize integral 2 car garage

Construction Features:

- built in 2006
- 2 x 6 construction
- 30 year architectural shingles
- upgraded insulated vinyl siding
- upgraded fixtures for plumbing, lighting, and door hardware
- decking is EverGrain all-weather



Other Information:

- washer, dryer, and water softener convey
- septic system is a 4 BR Advantex system
- underground propane tank is the property of Quarles; purchaser will need to sign an agreement with them for propane supply