



## ***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 . . .*



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

**Virtual Tour at : [www.ChrisOnline.net](http://www.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

