

\$895,000 - 127 N West Turn, SHENANDOAH

MLS® #VAPA2005222

\$895,000

3 Bedroom, 5.50 Bathroom, 4,567 sqft

Residential on 4.43 Acres

RIVER HILLS, SHENANDOAH, VA

Back on the Market - No Fault of the Seller.
Shown by appointment only.

Elevated Riverfront Living on 4.43 Acres â€“
Contemporary Luxury on the Shenandoah
River

Nestled on 4.43 pristine acres with over 680 feet of direct Shenandoah River frontage and panoramic views of the surrounding mountains & Shenandoah National Park, 127 NW Turn is a rare blend of natural beauty and refined comfort. This thoughtfully updated cedar contemporary offers peace, privacy, and timeless scenery only the Shenandoah can provideâ€”just steps from your door.

Crafted to embrace its tranquil setting, the home offers over 3,000 square feet of light-filled space, where vaulted ceilings, exposed beams, and generous windows frame uninterrupted views of the Blue Ridge. The kitchen has been renovated with granite countertops, 2023 stainless steel appliances, and tasteful finishes that honor the homeâ€™s organic warmth.

The reimagined primary suite is a private retreat, featuring a spa-style bath with oversized walk-in shower, custom barn door, in-suite laundry, and a custom closet system. All bathrooms throughout the home have been updated with stylish tile and modern fixtures. Expansive upper and lower decks create



multiple outdoor living areas ideal for quiet mornings, lively entertaining, or simply watching the river flow by.

Recent upgrades between 2023â€“2025 include:

- * Two new HVAC systems and dual 50-gallon water heaters
- * New well pump, pressure tank, and updated plumbing
- * Full interior repaint, new carpeting, and refinished hardwood floors
- * Exterior re-stained; chimneys, foundation, and retaining walls resealed
- * Detached 2-car garage with loft game room and climate control
- * Updated garage and outbuildings with new siding and doors

This is a one-of-a-kind opportunity to own over 680 feet of private river frontage and access in your very own back yard to one of Virginiaâ€™s most treasured waterwaysâ€”perfect for kayaking, fishing, a relaxing tube float down the river, or simply unwinding to the rhythm of the water. While offered as-is (with disclosures regarding the pool and select fixtures), the major systems and structure have been meticulously maintained and upgraded for peace of mind.

Ideally situated for both escape and access, the property is just 30 minutes from Luray and Harrisonburg, under 2 hours from Washington, D.C., and approximately 90 minutes from Dulles International Airportâ€”offering easy access to urban amenities while preserving the peace and seclusion of a true riverfront retreat.

Whether you're seeking a full-time residence, a refined second home, or a private sanctuary with unmatched views, **127 NW Turn delivers riverfront living in an extraordinary setting.**

Built in 1978

Essential Information

MLS® #	VAPA2005222
Price	\$895,000
Bedrooms	3
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	4,567
Acres	4.43
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Active

Community Information

Address	127 N West Turn
Subdivision	RIVER HILLS
City	SHENANDOAH
County	PAGE-VA
State	VA
Zip Code	22849

Amenities

Amenities	Wood Floors, Water Treat System, Walk-in Closet(s), Upgraded Countertops, Skylight(s), Master Bath(s), Formal/Separate Dining Room, Entry Lvl BR, CeilingFan(s)
Parking	DW - Circular, Concrete Driveway
# of Garages	2
Garages	Garage - Side Entry, Oversized
View	River, Scenic Vista, Mountain, Trees/Woods
Is Waterfront	Yes
Waterfront	River

Interior

Appliances	Dishwasher, Dryer, Washer, Water Heater, Refrigerator, Oven/Range-Electric
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Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Daylight, Partial, Full, Interior Access, Outside Entrance, Partially Finished, Rear Entrance, Space For Rooms, Walkout Level
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick, Fireplace - Glass Doors, Mantel(s), Wood
# of Stories	3
Stories	3

Exterior

Exterior	Wood
Exterior Features	Breezeway, Deck(s)
Lot Description	Landscaping, Trees/Wooded
Windows	Casement, Skylights
Roof	Architectural Shingle
Foundation	Block

School Information

District	PAGE COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	August 14th, 2025
Days on Market	28
Zoning	R

Listing Details

Listing Office	Coldwell Banker Premier
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