

\$798,000 - 630 Black Bear Rd, MAURERTOWN

MLS® #VASH2012126

\$798,000

3 Bedroom, 2.50 Bathroom, 2,836 sqft

Residential on 1.02 Acres

BLACK BEAR CROSSING, MAURERTOWN,
VA

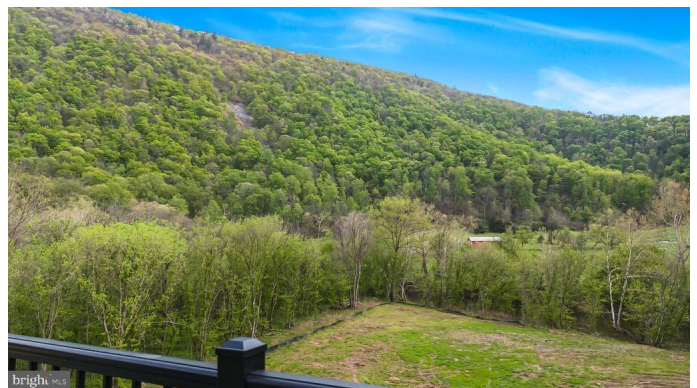
Zoned unrestricted and agricultural, the property provides flexibility for short-term rentals, farming, livestock, or simply enjoying wide-open country living without limitations. Custom Riverfront Chalet with Million-Dollar Views – No HOA!

Just 90 minutes from DC, this brand-new custom-built riverfront chalet offers exceptional value at \$282 per sq. ft. Enjoy breathtaking water and mountain views from every level, with all paved road access and no HOA restrictions.

The main-level owner's suite opens directly to the deck, where expansive mountain views greet you the moment you step outside. Inside, the suite features a spa-like bath with a large tiled shower and dual vanity. Hardwood floors extend throughout, and the gourmet kitchen includes quartz counters, a 7-foot island, and soft-close cabinetry. Vaulted ceilings and oversized windows flood the home with natural light and frame the panoramic scenery. Maintenance-free decking, paved driveway, and walkways complete the thoughtful design.

Enjoy year-round comfort with a high-efficiency 3-zone HVAC system. Follow your private path to the river's edge for fishing, kayaking, or peaceful mornings by the water. Built with 2x6 construction, passive radon system, and located outside the floodplain, this home offers quality, comfort, and peace of mind.

Ideal as a primary home, weekend retreat, or



Airbnb investment, this property combines craftsmanship, function, and stunning natural surroundings.
Floor plans available in documents.

Built in 2024

Essential Information

MLS® #	VASH2012126
Price	\$798,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,836
Acres	1.02
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Chalet
Status	Active

Community Information

Address	630 Black Bear Rd
Subdivision	BLACK BEAR CROSSING
City	MAURERTOWN
County	SHENANDOAH-VA
State	VA
Zip Code	22644

Amenities

Amenities	Soaking Tub, Bathroom - Walk-In Shower, CeilingFan(s), Entry Lvl BR, Master Bath(s), Upgraded Countertops, Walk-in Closet(s), Water Treat System, Wood Floors
Parking	Concrete Driveway
# of Garages	2
Garages	Garage - Front Entry
View	Mountain, River, Trees/Woods
Is Waterfront	Yes

Waterfront	River
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Interior

Appliances	Built-In Microwave, Dishwasher, Stove, Refrigerator, Stainless Steel Appliances
Heating	Heat Pump(s), Zoned
Cooling	Central A/C, Zoned
Has Basement	Yes
Basement	Rough Bath Plumb, Unfinished, Windows, Daylight, Full, Interior Access, Outside Entrance, Walkout Level
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Stone
# of Stories	3
Stories	3

Exterior

Exterior	HardiPlank
Exterior Features	Sidewalks
Foundation	Concrete Perimeter

School Information

District	SHENANDOAH COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	July 25th, 2025
Days on Market	91
Zoning	A-1

Listing Details

Listing Office	Weichert Realtors - Blue Ribbon
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