

\$380,000 - 225 Sugar Maple Rd, FRONT ROYAL

MLS® #VAWR2012536

\$380,000

3 Bedroom, 2.50 Bathroom,
Residential on 0.61 Acres

SHENANDOAH SHORES, FRONT ROYAL,
VA

One-Level Living at Its Best! This expertly crafted, nearly completed custom home is under roof and ready for your finishing touches. Offering 2,514 sq. ft. of thoughtfully designed living space, this home features an open floor plan with a cathedral ceiling in the great room, an open kitchen with a separate breakfast nook, and a large, lighted pantry. With 3 bedrooms and 2.5 baths, plus a spacious bonus room above the garage, there's room for everyone. The primary suite includes a full bath with linen closet, a generous walk-in closet, and an ADA-compliant doorway for ease of access. The oversized, side-entry two-car garage provides a designated workshop area, an exterior 9-lite door to the backyard, and windows for ample natural light. Additional highlights include a separate laundry/utility room with sink hookups and a heavily framed attic space offering extra storage options. Set on 0.61 acres, the rear yard features a large covered patio with gas hookups—perfect for your grill or outdoor kitchen—and is accessible from both the great room and the primary suite. The covered front porch, already blocked for a porch swing, offers beautiful mountain views to enjoy year-round. Built with quality in mind, this home showcases custom 2x6 exterior walls, an exterior hot water spigot ideal for car washing, and a dedicated plug for a generator. Being sold AS-IS, this property includes numerous conveyances such as



cabinets, light fixtures, tubs, and more. Please refer to the attached documents for details on whatâ€™s been completed, what conveys, and what remains to be finished. Located in a tight-knit community featuring a private boat ramp and picnic area for residents, this property also falls within the Shenandoah Shores Sanitary District.

Built in 2025

Essential Information

MLS® #	VAWR2012536
Price	\$380,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Acres	0.61
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active

Community Information

Address	225 Sugar Maple Rd
Subdivision	SHENANDOAH SHORES
City	FRONT ROYAL
County	WARREN-VA
State	VA
Zip Code	22630

Amenities

Amenities	Attic, Entry Lvl BR, Master Bath(s), Recessed Lighting, Walk-in Closet(s)
Utilities	Electric Available
# of Garages	2
Garages	Garage - Side Entry

Interior

Heating	None
Cooling	None
# of Stories	1
Stories	1.5 Story

Exterior

Exterior	Frame
Roof	Architectural Shingle
Foundation	Slab

School Information

District	WARREN COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 9th, 2025
Days on Market	12
Zoning	R

Listing Details

Listing Office	Weichert Realtors - Blue Ribbon
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