

# Features List

1161 Happy Ridge Dr, Front Royal, VA 22630

## UTILITIES/AGES OF SYSTEMS

- Air Conditioning: Electric (2022)
- Hot Water Heater: Gas (2022)
- Heating/Furnace: Gas (2022)
- Fireplace: Electric (2025)
- Roof: 2024

## EVERYDAY ESSENTIALS

- **Features:**
  - Easy access to I-66 and I-81
  - Warren Memorial Hospital (1 mile)
- **Recreation:**
  - Shenandoah National Park
  - Skyline Drive entrance (4.5 miles)
  - Greenway Trail of Front Royal
  - Leach Run Parkway (Cycling and walking paths)
  - River access for kayaking and canoeing
- **Shopping & Dining:**
  - Downtown Front Royal: charming main street with local shops and restaurants
- **Supermarkets:**
  - Martin's (3 miles)
  - Walmart, Target, Lowe's, ALDI (6 miles)

## COMMUNITY INFO

- **Services:**
  - Trash & Recycling pickup: Wednesday
- **Parking**
  - Garage (2 spaces)
  - Driveway (4 spaces)
  - Plentiful street parking
- **Public Schools:**
  - Elementary School: Hilda J Barbour Elementary School
  - Middle School: Warren County Middle School
  - High School: Warren County High School

## CONVEYANCES

- Alarm System
- TV Mount
- Garage Opener
- Garage Shelving



# Updates List

1161 Happy Ridge Dr, Front Royal, VA 22630

- **2026**
  - Front door replacement
  - Garage door replacement
- **2025**
  - Primary ensuite bathroom renovation
  - Tesla charger install
  - Electrical panel/surge protector upgrade
  - Electric fireplace install
  - Basement kitchen renovation
  - Fresh deck paint
- **2024**
  - A/C RM3 air purifier with bypass HEPA filtration system install
  - Roof replacement
  - Attic fan replacement
  - New sump pump
- **2023**
  - Main floor half bathroom update
- **2022**
  - New A/C (with heat pump and zoning dampers)
  - New furnace
  - New water heater
- **2021**
  - Upstairs carpet refresh
  - LVP flooring install