

**1410 Riverview Drive
Blue Heron Farm**

Toms Brook, Virginia

Rooms, Dimensions (approximate) and Features list.

ROOM	SIZE	FEATURES
Lower Level		Yellow pine floors throughout (linoleum in kitchen)
Great Room	21 x 22	Pine paneling, massive stone fireplace, 2 closets, built-in bench w/storage under, exposed beams, stunning river views
Kitchen	27 x 14	Large eat-in area, stone charcoal grill w/ventilator, walk-in pantry, built-in window bench w/storage, river view, pine cabinets
Dining	21 x 10	Stone fireplace, wood paneling
Bedroom	13 x 13	Closet, wide yellow pine floors
Bath	6 x 6	Shower (no tub), linen closet
Upper Level		Yellow pine floors
Master Bedroom	20 x 21	Stone fireplace, 2 closets, built-in dresser/linen storage
Bedroom	13 x 10	Stone fireplace, built-in bookshelves
Bath	7 x 8	Shower/tub
Attic	40 x 12	Fully floored, full headroom, pull-down access
Other		
Cellar	12 x 16	Furnace, electric hot water heater, concrete floor, sump pump
Outbuildings		
Bank barn	60 x 40	Stone foundation, traditional interior and functionality
Garage/workshop	60 x 28	Concrete floors, 3 bays, security system, workshop space
Storage shed	30 x 15	Frame construction
Log shed	21 x 11	Weatherboard exterior, stone foundation
Cabin	18 x 21	Built of old logs, stone fireplace, cedar shake roof
Small barn	35 x 12	3 stalls, two levels, cinder block foundation

General Features: Very old main house (18th century?) log and stone construction. Four stone fireplaces, warm interior with pine paneling, old floors, exposed beams, etc. Private, rustic setting, the house is situated on a hill and bounded by the North Fork of the Shenandoah River and Toms Brook (approx. 15 acres). Commanding views of the river, mountains, fields and woods. Mature plantings including massive boxwoods and fruit trees.

Mechanical Features: Oil forced air heat with supplemental baseboard heating. Well and septic, complete water treatment system. This house also has a functioning cistern that can provide water for the grounds. Security system for house and workshop. Outbuildings are in good repair with electric service installed.

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