

**Blue Heron Farm  
1410 Riverview Drive  
Toms Brook, Virginia 22660**

ROOM	SIZE	FEATURES
<b>Main Level</b>		<b>Built circa 1800 using old-growth oak timbers.</b>
Great Room	21 x 22	Huge stone fireplace, stunning river views, exposed oak beams, pine paneling, pine floor, 2 closets, built-in bench w/storage, custom-made wood, front entry door.
Kitchen	27 x 14	Large eat-in area, updated cooktop and fridge, updated ceramic tile floor, pine cabinets, cool retro red linoleum counters, walk-in pantry with washer/dryer, built-in window bench w/storage, river views.
Dining	21 x 10	Stone fireplace w/pine mantelpiece, pine floor and ceiling.
Bedroom	13 x 13	Beautiful, rare, wide-plank yellow pine floor, closet.
Bath	6 x 6	Shower, updated toilet/sink/ceramic tile floor, fan, linen closet.
<b>Upper Level</b>		<b>Built after lower level using old-growth yellow pine timbers.</b>
Master Bedroom	20 x 21	Large stone fireplace, pine floor, 2 closets, built-in dresser.
Bedroom	13 x 10	Stone fireplace, pine floor, built-in bookshelves.
Bath	7 x 8	Shower/tub, toilet, sink, fan.
Attic	40 x 12	Fully floored, full headroom, pull-down access.
<b>Other</b>		<b>Awesome stone patio at rear, brick landing at front of Main House.</b>
Cellar	12 x 16	Oil furnace, electric water heater, concrete floor, sump pump.
<b>Outbuildings</b>		
Bank barn	60 x 40	4-bay timber frame, stone foundation, built post-Civil War (~1875).
Garage/workshop	60 x 28	3 bays w/doors, security/fire system, workshop, concrete floor.
Storage shed	30 x 15	Frame construction.
Log shed	21 x 11	Weatherboard exterior, stone foundation.
Log Cabin	18 x 21	Stone fireplace w/wood stove, cedar shake roof, electric heat.
Horse barn	35 x 12	3 stalls, two levels, cinder block foundation.

**General Features:** Main House of hewn-log and stone construction, built in 1800, covered with old-growth cypress siding in 2006. Four stone fireplaces, warm interior with pine paneling, old pine floors, exposed oak beams. Mature landscaping with huge boxwoods.

Bucolic setting on 16 acres, situated on a hill, bounded by North Fork of the Shenandoah River and Toms Brook. Stunning views of Shenandoah River, George Washington National Forest, and Massanutten Mountain.

**Direct river and creek access.** Direct access to Massanutten Hiking Trail. Gorgeous setting with historic buildings, but no restrictive historic or conservation easements.

**Mechanical Features:** Main House has oil forced-air heat with baseboard heating. Well and septic. Security/fire alarm for Main House and Garage/Workshop. Outbuildings are fully functional with electric service installed (except Storage Shed). Electric and phone lines are underground from main service junction. Window air conditioning units.

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