

El Aromo Farm

Virginia ❖ Rockingham County ❖ Timberville

Entering the front gates, down a long driveway with lush lawns front and back, sits a totally renovated, 3,000-square-foot Victorian farmhouse with porches overlooking rolling hills with eastern-facing slopes and mountain vistas, only 90 minutes from Washington D.C. This 30-acre estate in the Shenandoah Valley has fruit-bearing orchards, nut trees and fabulous gardens surrounding the home and outbuildings. Inside are high ceilings with beams, five large bedrooms, two full baths, cook's kitchen with open-hearth stone fireplace, dining room, living room, parlor, family room, office, sun porch, three working fireplaces, bay



windows and wide-plank pine floors. There is a separate summer kitchen house with large fireplace and renovated icehouse, a newer 60' by 36' seven-stall, center-aisle horse barn with heated tack room, a 60' by 24' hay storage/equipment shed, training track, new well and fencing, new 75' by 150' riding ring and small plane and helicopter access down the valley. Golf resorts and ski areas are within 15 to 30 minutes. Directions from D.C.: Route 66 to 211 direct to Timberville or Route 66 to Route 81 South, Exit 264. Reduced: \$120,000. New price: \$625,000.



**Hoffman
International
Properties**

Mary Kay Daughters

Two Sound View Drive, Suite 100

Greenwich, CT 06830

203 325-1281 office

203 829-8113 mobile

203 359-3217 fax

Hoffman2@Optonline.net

www.HoffmanIP.com