

# Features

Gorgeous Sun-Drenched 5BR, 3.5BA Hamilton Model Colonial with a Screened-In Porch on a ¼ Acre Fenced Lot with Mature Trees in Sought-After Fox Mill Estates  
**OVER \$75K IN UPGRADES**

## Main Level

- Foyer with Hardwood Floors, Crown Molding & Chair Rail
- Living Room has Hardwood Floors & Crown Molding
- Formal Dining Room with Hardwood Floors, Crown Molding, Chair Rail, Wainscoting & Two-Tone Paint
- Stunning Completely Remodeled Gourmet Kitchen Amenities Include Ceramic Tile Flooring on the Diagonal, Recessed Lights, An Abundance of Cabinets with Sliders & Soft Close Drawers, Mosaic Glass Tile Backsplash, Calacatta Vicenza Quartz Countertops, KitchenAid Stainless Steel French Door Refrigerator, Bosch Stainless Steel Dishwasher & Huge Calacatta Vicenza Quartz Topped Center Island with Built-In Cabinets, Microwave Cubby with Standalone Microwave that Conveys, Breakfast Bar & KitchenAid Stainless Steel Stove with Smooth Top Electric Cooktop
- Family Room with Hard Wood Floors & Crown Molding has Floor to Ceiling Brick Wood Burning Fireplace
- Powder Room has Ceramic Tile Flooring, Crown Molding, Chair Rail & Pedestal Sink
- Laundry Room Conveniently Located on the Main Level has Ceramic Tile Flooring & Built-In Cabinets has LG Front Load Washer & Dryer
- Sliding Glass Door from the Family Room Leads to Fabulous Screened-In Porch with Beamed Cathedral Ceiling, Lighted Ceiling Fan & Four Skylights
- Screened-In Porch Overlooks Fabulous Level Fenced Lot with Mature Trees, Spacious Shed & Play Area with Play Set that Conveys

## Upper Level

- Large Master Bedroom with Double Door Closet has Dressing Area
- Dressing Area has Separate Vanity & Full Wall Closet
- Master Bath has Shower & New Vanity
- Bedroom 2 has Hardwood Floors & Spacious Closet
- Bedrooms 3 has Large Walk-In Closet
- Bedrooms 4 & 5 have Double Door Closets
- Lots of Storage on Upper Level Including Hallway Walk-In Closet, Linen Closet & Double Door Closet
- Hall Bath has Dressing Area with Vanity & Skylight Along with a Private Water Closet with Vanity & Tub/Shower Combo with Ceramic Tile Surround

## Lower Level

- Awesome Rec Room with Recessed Lights & Huge Granite Topped Bar with Bar Seating & Room for a Mini Fridge
- Full Bath with Tub/Shower Combo with Ceramic Tile Surround
- Plenty of Storage in the Lower Level

**Upgrades** 2019 New Front Door, New Washer & Dryer. 2018 New Sliding Glass Door. 2017 Installed Hardwood Floors in Family Room. 2015 New Kitchen Cabinets, Quartz Countertops, Quartz Topped Center Island, All New Appliances. 2014 Lower Level Waterproofing System-Trench & Dual Sump Pumps (Transferable Warranty), New Carpet in Lower Level. 2013 New Ceramic Tile Flooring in Kitchen, Laundry Room & Powder Room, Custom Window Shades (Lifetime Transferable Warranty). 2011 New Windows, New Siding. 2007 New Furnace. 2004 New Roof.

## Additional Amenities

- Minutes to the Silver Line Metro
- 5 minute Drive to Metro Bus, Park & Ride, and Major Commuter Arteries Such as the Fairfax County Pkwy, Rt 50, 166, Rt 28 & the
- Dulles Toll Road
- Close to Dulles Airport
- Close to Shopping : Reston Town Center, Fairfax Corner, Fair Oaks Mall, Fair Lakes Shopping Center, Wegmans, Harris Teeter, McLearn
- Square Shopping Center & Various Dining Options
- Fox Mill Elementary, Carson Middle School, South Lakes High School

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