

# Features

*Absolutely Charming 2-Level 3BR, 2.5 BA 1-Car Garage Ardwick Victorian by Pulte with a Front Porch in Sought-After Franklin Farm*

## **OVER \$35K IN UPGRADES**

- *Hardwood Floors Throughout*
- *Foyer with Hardwood Floors has Coat Closet & Additional Storage Closet*
- *Step Down to the Huge Living Room with Hardwood & Dual Windows*
- *Step Up to Separate Dining Room with Hardwood Floors, Vaulted Ceiling, Lighted Ceiling Fan & Skylight for Tons of Lights*
- *Dining Room has Granite Topped Breakfast Bar, Built-In Glass Door Cabinets & Undercabinet Lighting which is a Perfect Butler's Pantry & Buffet Counter*
- *Kitchen Amenities Include Hardwood Floors, Full Wall Picture Window, Granite Countertops, Ample Cabinets, Ceramic Tile Backsplash, Whirlpool Stainless Steel Side-by-Side Refrigerator with Door Ice Maker, Whirlpool Stainless Steel Dishwasher, GE Stove with Smooth Top Electric Cooktop, Built-In Microwave & Spacious Pantry*
- *Powder Room has Hardwood Floors & Vanity with Bowl Sink*
- *Laundry Closet with GE Washer & Dryer on the Main Level*
- *Sliding Glass Door from the Dining Room Leads to Deck Overlooking Fenced Yard with Mature Trees*
- *Spacious Master Bedroom with Hardwood Floors has Lighted Ceiling Fan, Dual Double Door Closets & Dressing Area with Vanity*
- *Master Bath has Ceramic Tile Flooring, Skylight & Tub/Shower Combo with Ceramic Tile Surround*
- *Bedroom 2 has Hardwood Floors, Lighted Ceiling Fan, Full Wall Closet with Closet Organizers & Bay Window*
- *Bedroom 3 has Hardwood Floors & Double Door Closet*
- *Large Hall Bath with Ceramic Tile Flooring has Mosaic Glass Tile Backsplash, Skylight, Linen Closet & Water Closet with Tub/Shower Combo with Frameless Shower Door & Ceramic Tile Surround*
- *Attached Storage Shed is an Added Bonus*

## **Community Amenities Include**

- *Jogging/Biking Trails, Ponds, 2 Outdoor Pools, Tennis Courts, Tot Lots, Baseball Field, Basketball Courts.*
- *Walking Distance to Franklin Farm Shopping Center*
- *Close to Shopping : Franklin Farm Shopping Center, McLearen Square Shopping Center, Fairfax Town Center, Reston Town Center, Fairfax Corner, Wegmans*
- *Close To Major Commuter Arteries : Fairfax County Parkway, Dulles Toll Rd, Rt. 50, I-66, Near Metro Bus, Minutes to Vienna Metro.*
- *FIOS Available*

**UPGRADES** *2019 New Roof, New Hardwood Floors on Upper Level Stairwell & Upper Level, Freshly Painted Throughout. 2018 New Dishwasher. 2016 New Water Heater. 2015 New Washer & Dryer. 2013 New Refrigerator, Replaced Kitchen Cabinets. 2010 New Windows Throughout. 2007 New Garage Door, New Maple Hardwoods by Mirage in Stylist Merlot, All Bathrooms Updated.*

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