

7600 Bertito Lane, Springfield



Bruce & Tanya

RE/MAX Choice

Office 703-239-2525

Cell 703-963-8170

Top 3 RE/MAX Team in VA 2010

BruceTanya@aol.com

www.BruceandTanya.com



Traditional Family Room

- Natural-oak hardwood flooring
- Heart-warming brick fireplace
- Well-placed ceiling fan
- Pella sliding glass doors provide easy outdoor access to sundeck



Upper Level

Master Bedroom Suite

- Plush carpeting
- Hunter ceiling fan
- Relaxing sitting area
- Adjoining dressing area with his & her organizer closets



Remodeled Master Bath

- Designer ceramic-tiled flooring
- Comfort-height maple vanity
- Tub with shower



Three Additional Bedrooms

- Plush carpeting
- All bedrooms with a ceiling fan
- Double-door organizer closets

Updated Full Guest Bath

- Travertine flooring
- Granite-topped vanity
- Tub with shower

Walk-Out Lower Level

Entertainment Room / 5th Bedroom

- Upgraded carpeting
- Built-in corner desk
- Recessed lighting

Storage / Utility Room

- Outside access
- Abundance of storage space



Special Features

Gracious Foyer

- Natural-oak hardwood flooring
- Leaded-glass entry door
- Colonial crown moulding

Inviting Living Room / Library

- Natural-oak hardwood flooring
- Hampton Bay ceiling fan w/ remote
- Floor-to-ceiling windows

Formal Dining Room

- Natural-oak hardwood flooring
- Colonial crown moulding and chair railing with picture frame moulding
- Room-sized box bay window

Updated Powder Room

- Natural-oak hardwood flooring
- Comfort-height vanity w/ granite top

Upgraded Kitchen

- Natural-oak hardwood flooring
- Recessed-panel white cabinetry
- Premium granite countertops
- Recessed lighting
- Quality appliances include:
Kenmore side-by-side refrigerator/freezer, Kenmore Ultra Wash III dishwasher, G.E. range and a built-in Advantium oven/microwave
- Generous table space with light-filled box bay window
- Convenient laundry facilities



Information deemed reliable, but not guaranteed.
Brochures by Grin 'N Bear It, Inc. (703) 825-7530

Community: Lakewood Hills
Model Name: The Hollyhock
Year Built: 1983
Lot Size: .41 acre (17,723 sq. ft.)
Annual Taxes ('10): \$5,877.00

Systems

- Heat pump, central air, security system, Aprilaire humidifier, electric hot water heater, public water and sewer.

Quiet Cul-De-Sac Location

- Close to the Fairfax County Parkway, the Metro, the Beltway and Interstate Route 95.

Fairfax County Schools

- Orange Hunt Elementary
- Washington Irving Middle
- West Springfield High

Distinctive Exterior Features

- Brick and vinyl siding exterior
- Front-load two car finished garage
- Efficient thermopane windows
- Professionally landscaped yard
- Custom brick walkway
- Engineered lot drainage system including underground gutter drains
- Invisible dog fence (front & rear)
- Main-level sundeck
- Covered brick & slate patio
- Year-round wooded views with lasting privacy

