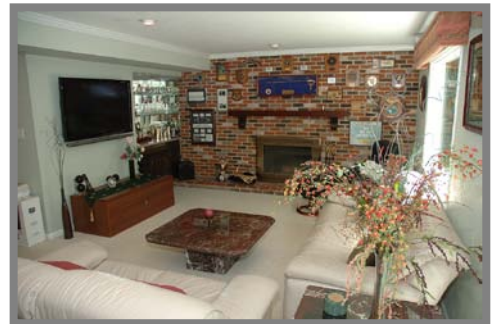


8923 Arley Drive, Springfield



New
Siding!



Bruce & Tanya

RE/MAX Choice

Office 703-239-2525

Cell 703-963-8170

Awarded #1 Re/Max Team in VA 2009

BruceTanya@aol.com

www.BruceandTanya.com



Special Features

Gracious Foyer

- Low-maintenance Pergo flooring
- Elegant leaded-glass entry

Traditional Living Room

- Berber carpeting
- Room-sized bay window
- Colonial crown moulding



Formal Dining Room

- Berber carpeting
- Colonial crown moulding



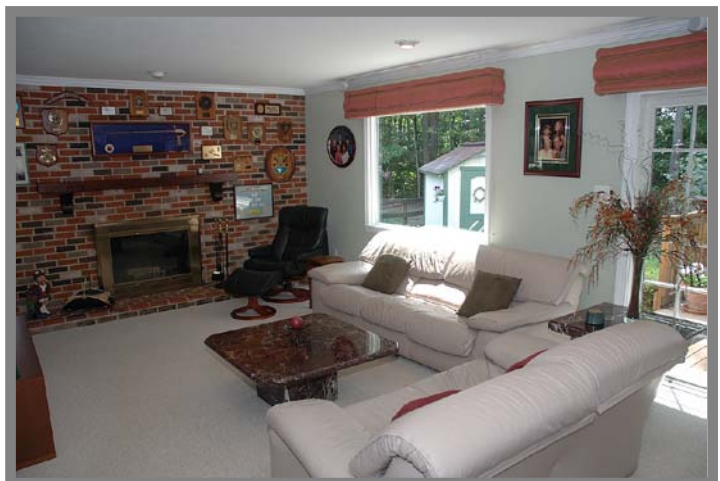
Thoughtfully-Remodeled Kitchen '06

- Low-maintenance Pergo flooring
- Raised-panel white cabinetry with extra custom cabinet pull-outs
- 'Luna Pearl' granite countertops
- Under-cabinet halogen lighting
- Unique stainless steel backsplash
- Appliances include: Maytag French door refrigerator/freezer, Kenmore 'Elite' dishwasher, Kenmore 'Elite' gas range and a built-in Kenmore microwave
- Halogen track lighting
- Generous table space with bay window



Step-Down Family Room

- Berber carpeting & sunlit bay window
- Heart-warming, full-wall brick fireplace
- Mirrored dry bar and accent lighting
- Andersen sliding glass doors for easy sundeck access



Tiled Powder Room and Laundry Facilities

- Pedestal sink

Upper Level

Master Bedroom Suite

- Berber carpeting
- Cedar-lined walk-in closet
- Mirrored double-door closet
- Dressing area with mirrored vanity



Private Master Bath

- Designer flooring and white vanity
- Tub enclosure with shower



Three Additional Bedrooms

- Berber carpeting
- Spacious double-door closets
- All bedrooms with Hunter ceiling fans

Full Guest Bath

- Ceramic-tiled flooring and white vanity
- Tub enclosure with shower



Lower Level

Entertainment Room

- Berber carpeting
- Recessed lighting

Storage / Utility Room

- Abundance of storage space



Community: Rolling Valley
Model: The Elmwood
Year Built: 1976
Lot Size: 10,206 sq. ft.
Annual Taxes ('09): \$5,060.00

Systems

- New gas heating '08, central air, new ultraviolet air purification sys. '08, new Aprilaire humidifier '08, new gas hot water heater '05, public water and sewer.

Perfect Location

- Close to the Fairfax County Parkway, the Metro, Old Keene Mill Road as well as the Beltway & Interstate Route 95.

Fairfax County Schools

- Orange Hunt Elementary
- Irving Middle
- West Springfield High

Distinctive Exterior Features

- Stone and stucco exterior
- Front-load two car garage
- Professionally landscaped yard
- Tennessee flagstone walkway
- Front porch & thermopane windows
- Fenced backyard with Japanese garden and towering shade trees
- Relaxing dual-level sundeck
- Year-round wooded views with lasting privacy

