

8856 Eagle Rock Lane, Springfield



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

- Golden-oak hardwood flooring
- Glass-transomed entry

Step-Down Living Room

- New plush carpeting
- Sunlit box-bay window
- Colonial crown moulding



Adjacent Formal Dining Room

- New plush carpeting
- Colonial mouldings

Main-Level Powder Room

- Designer flooring and oak vanity

Spacious Country Kitchen

- New designer flooring
- Cathedral-panel oak cabinetry
- Smooth-textured countertops
- Food preparation center island
- Stainless steel sink w/ filtered water
- Halogen track lighting
- Appliances include: Whirlpool refrigerator/freezer, LG dishwasher and a Whirlpool gas range
- Convenient pass-thru to dining room
- Double-door pantry
- Generous table space
- Easy outside access to sundeck



Upper Level

Master Bedroom Suite

- Plush carpeting
- Vaulted ceiling with ceiling fan
- Room-size his & her walk-in closet



Private Master Bath

- New designer flooring
- Vaulted ceiling w/ recessed lighting
- White vanity with dual sinks
- Oval soaking tub
- Separate glassed-in shower



Two Additional Bedrooms

- Plush carpeting
- Double-door closets
- Vaulted ceiling with ceiling fans
- One bedroom with chair railing

Full Guest Bath

- Designer flooring and oak vanity
- Tub with shower



Walk-Out Lower Level

Daylit Family Room

- New plush carpeting
- Slate-wrapped fireplace
- Recessed lighting
- Under-stair storage space
- Sliding glass doors with easy outside access to patio



3rd Full Bath

- Designer flooring and oak vanity
- Shower enclosure

Storage / Utility Room

- Laundry facilities
- Abundance of storage space



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

Community: Middleford

Model: The Radford II

Year Built: 1993

Lot Size: 1,400 sq. ft.

Annual Taxes ('09): \$3,907.00

Systems

- New HVAC '05 with gas heating and central air conditioning, Aprilaire humidifier, gas hot water heater, public water and sewer.

Ideal Location

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

Fairfax County Schools

- Orange Hunt Elementary
- Irving Middle
- West Springfield High

Distinctive Exterior Features

- Interior Townhome
- Low-maintenance siding exterior
- Abundance of parking
- Professionally landscaped yard
- New thermopane windows '10
- Main-level sundeck
- Relaxing paver patio '03
- Year-round wooded views

