

8407 Forrester Blvd., 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

Foyer

- New Dura-ceramic tile flooring
- Colonial crown moulding
- Gracefully-curved staircase

Light-Filled Living Room

- Golden-oak hardwood flooring
- Room-size bay window
- Colonial crown moulding



Formal Dining Room

- Golden-oak hardwood flooring
- Colonial crown moulding & chair railing
- Andersen sliding glass doors provide access to patio



Updated Powder Room ('10)

- New low-maintenance flooring
- New pedestal sink and crown moulding

Remodeled Kitchen ('06)

- New Dura-ceramic tile flooring
- Recently-refaced shaker-style white cabinetry ('10)
- "Impala Black" granite countertops
- Center island and corner hutch
- Quality appliances include: new G.E. refrigerator/freezer, Maytag dishwasher, new G.E. range and a built-in Maytag microwave
- Table space and new ceiling fan
- Andersen sliding glass doors provide easy outdoor access to patio



Library / 4th Bedroom

- Golden-oak hardwood flooring
- Colonial crown moulding
- Spacious double-door closet



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

Upper Level

Master Bedroom Suite

- Golden-oak hardwood flooring
- Colonial crown moulding
- New ceiling fan
- Generous sitting area

Remodeled Master Bath ('09)

- Ceramic-tiled flooring
- Separate his & her comfort-height white vanities
- Oversized shower enclosure
- Private lavatory and crown moulding
- Spacious his & her walk-in closet with built-in organizers

Two Additional Bedrooms

- Golden-oak hardwood flooring
- Well-placed ceiling fans
- Walk-in or double-door closet

Updated Full Guest Bath ('09)

- Designer flooring and crown moulding
- White vanity and tub with shower

Lower Level

Spacious Family Room

- New carpeting and double closets

In-Home Office / Den

- New carpeting and double-door closet

Updated Powder Room

- Designer ceramic-tiled flooring
- Classic pedestal sink

Storage / Utility Room

- Abundance of storage space
- Laundry facilities with Maytag washer and dryer



Community: Charlestown
Year Built: 1969
Lot Size: 1,791 sq. ft.
Annual Taxes ('09): \$4,009.00

Systems

- Gas heating, central air ('06), electric hot water heater, public water and sewer.

Perfect Commuter's Location

- Close to Old Keene Mill Road, the Fairfax County Parkway, the VRE as well as the Beltway, Route 66 and Interstate Route 95.

Fairfax County Schools

- Cardinal Forest Elementary
- Washington Irving Middle
- West Springfield High

Distinctive Exterior Features

- Spacious Interior Townhome
- Brick front with gutter covers ('08)
- New thermopane windows ('07) with transferable lifetime warranty
- Two reserved parking spaces
- Professionally landscaped yard
- Fenced backyard with slate patio

