

# 7803 Lobelia Lane, Springfield



## Bruce & Tanya

RE/MAX Choice

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Awarded #1 Re/Max Team in VA 2009

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# Special Features

## Ceramic-Tiled Foyer

- Leaded-glass entry
- Colonial crown moulding and chair railing with wainscoting

## Step-Down Living Room

- Golden-oak hardwood flooring
- Colonial crown moulding and chair railing with wainscoting

## Extended Formal Dining Room

- Golden-oak hardwood flooring
- Skylit ceiling with chandelier
- Colonial crown moulding and chair railing
- Adjoining butler's pantry

## Ceramic-Tiled Powder Room

- Comfort-height maple vanity

## Spacious Country Kitchen

- Ceramic-tiled flooring
- Cathedral-panel oak cabinetry
- "Sapphire Blue" granite countertops
- Recessed lighting
- Quality appliances include: Amana French door side-by-side refrigerator/freezer, Maytag dishwasher, stainless steel Thermador cooktop, Kenmore double wall ovens
- Bay window and ceiling fan
- Generous table space

## Sunken Family Room

- Golden-oak hardwood flooring
- Floor-to-ceiling brick fireplace
- Lighted built-ins with glass shelves
- Recessed lighting
- Full-view French doors with deck access

## Upper Level

### Master Bedroom Suite

- Sunlit triple windows



- Adjoining in-home office

### Master Sitting Room

- Golden-oak hardwood flooring

### Skylit Master Bath

- Ceramic-tiled flooring
- His & her oak vanities
- Deep circular soaking tub
- Separate glassed-in shower
- His & her walk-in closet with built-in ironing board and cedar chest
- Additional cedar closet



### Three Additional Bedrooms

- Golden-oak hardwood flooring
- Colonial crown moulding and chair railing
- Well-placed ceiling fans
- Two of the bedrooms afford a walk-in organizer closet

### Skylit Full Guest Bath

- Ceramic-tiled flooring
- Comfort-height maple vanity
- Tub enclosure with shower



### Walk-Out Lower Level

#### Entertainment Room / 5<sup>th</sup> Bedroom

- New Pergo flooring and French doors
- Recessed lighting & walk-in storage

#### Game Room with outside access

- Floor-to-ceiling brick fireplace
- Chair railing with paneled wainscoting
- Custom built-ins and recessed lighting
- Dry bar with ceramic-tiled top



#### 3<sup>rd</sup> Full Bath

- Designer ceramic-tiled flooring
- Comfort-height vanity
- Tub with shower
- Cedar closet

#### Storage Room

- Abundance of storage space



**Community:** Daventry

**Model:** Victorian Cascade

**Year Built:** 1984

**Lot Size:** 10,464 sq. ft.

**Annual Taxes ('09):** \$6,549.00

### Systems

- Gas heating, central air conditioning, security system, Aprilaire humidifier, gas hot water heater, public water and sewer.

### Ideal Location

- Close to Old Keene Mill Road, the Fairfax County Parkway, the VRE, the Beltway, Interstate Route 95, the Pentagon slug line as well as quick HOV access.

### Fairfax County Schools

- West Springfield Elementary
- Washington Irving Middle
- Robert E. Lee High

### Distinctive Exterior Features

- Siding exterior with wraparound front porch & efficient triple-pane windows
- Front-load two car finished garage
- Professionally landscaped yard
- Custom paver walkway
- Fenced backyard with dual-level paver patio and main-level sundeck
- Towering trees provide year-round wooded views with lasting privacy
- Lower deck with hot tub spa

