

# 12701 Mill Glen Court, Clifton



## Bruce & Tanya

RE/MAX Choice

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Awarded #1 Re/Max Team in VA 2009

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# Special Features

## Two-Story Foyer

- Natural-oak hardwood flooring
- Colonial crown moulding
- Chair railing with wainscoting
- Light-filled Palladian window

## Elegant Living Room

- Natural-oak hardwood flooring
- Floor-to-ceiling windows
- French doors and dentil crown moulding

## Formal Dining Room

- Natural-oak hardwood flooring
- Dentil crown moulding and wall speakers
- Chair railing with wainscoting
- Adjoining butler's pantry

## Private Library

- Natural-oak hardwood flooring
- Floor-to-ceiling built-ins
- Dentil crown moulding
- Chair railing with wainscoting
- A/V closet and French doors

## Classic Conservatory

- Natural-oak hardwood flooring
- Colonial crown moulding
- Wall speakers and ceiling fan
- Wrapped in light-capturing windows
- Outside access to sundeck

## Mirrored Powder Room

- Natural-oak hardwood flooring
- Classic pedestal sink

## Designer Kitchen

- Natural-oak hardwood flooring
- 42" cathedral-panel cherry cabinetry
- "Shivakashi Pink" granite countertops
- Angular food preparation center island
- Quality appliances include: Jenn-Air side-by-side refrigerator/freezer, KitchenAid electronic dishwasher, stainless steel Viking LP gas cooktop and Jenn-Air double wall ovens (conv./thermal)
- Spacious walk-in pantry
- Generous table space and recessed lighting
- Outside access to sundeck
- Convenient back staircase

## Ceramic-Tiled Mud Room



### Step-Down Family Room

- Plush carpeting and wall speakers
- Two-story ceiling with ceiling fan
- Floor-to-ceiling brick fireplace
- Towering windows

Upper Level with gallery overlooking family room

### Master Bedroom Suite with French doors

- Plush carpeting and tray ceiling with ceiling fan
- Adjoining sitting/fitness room with separate his & her walk-in closets as well as a cathedral ceiling with ceiling fan



### Luxurious Master Bath

- Ceramic-tiled flooring and private lavatory
- Separate his & her white vanities
- Oval Jacuzzi whirlpool tub and glassed-in shower



### Three Additional Bedrooms

- Plush carpeting & all bedrooms with ceiling fans
- All of the bedrooms offer generous closet space
- Two bedrooms share a "Jack 'N Jill" bath, while the other bedroom features separate access to the full guest bath

### Full Guest Bath

- Ceramic-tiled flooring
- White vanity and tub with shower

### Separate Laundry Room

- Kenmore "Elite" washer and dryer
- Separate sewing table

### Walk-Out Lower Level

#### Entertainment Room with game area

- Plush carpeting and recessed lighting
- Floor-to-ceiling brick fireplace & surround sound
- Granite-topped wet bar with compact refrigerator



### Au Pair Suite

- Plush carpeting and ceiling fan

### 4<sup>th</sup> Full Bath

- Ceramic-tiled flooring
- Oak vanity and tub with shower

### Sunlit In-Home Office with backyard access

- Plush carpeting and recessed lighting
- Light-filled window wall and ceiling fan

### Storage Room

- Abundance of storage space



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

**Community:** Mill Branch

**Year Built:** 1995

**Lot Size:** 5.59 acres

**Annual Taxes ('09):** \$10,888.00

### Systems

- Zoned heating and cooling (LP gas & heat pump), security system, Aprilaire humidifier, 75 gal. LP gas hot water heater, well water and septic.

### Secluded Location

- Close to the Fairfax County Parkway, Route 66 and the Metro.

### Fairfax County Schools

- Clifton Elementary
- Robinson Middle
- Robinson High

### Distinctive Exterior Features

- Three-sides brick exterior
- Side-load three car finished garage
- Professionally landscaped yard
- Brick walkway and landscape lighting
- Main-level sundeck overlooks private yard and enjoys year-round wooded views with lasting privacy
- Garden-level deck with swing

