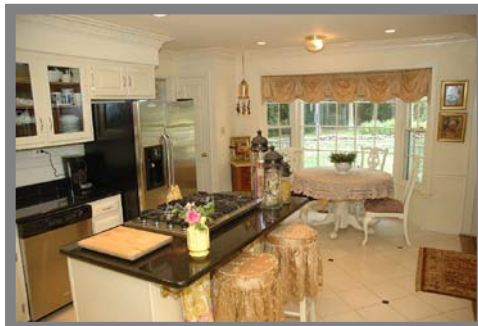


# 7810 South Valley Drive, Fairfax Station



## Bruce & Tanya

RE/MAX Choice

Office 703-239-2525

Cell 703-963-8170

Awarded #1 Re/Max Team in VA 2009

[BruceTanya@aol.com](mailto:BruceTanya@aol.com)

[www.BruceandTanya.com](http://www.BruceandTanya.com)



# Special Features

## Towering Two-Story Foyer

- Golden-oak hardwood flooring
- Elaborate crown moulding

## Elegant Living Room

- Golden-oak hardwood flooring
- Bay window with bench seat
- Colonial crown moulding
- French doors

## Private Library

- Golden-oak hardwood flooring
- Full-wall built-ins
- French doors

## Dining Room / Sunroom

- "Absolute Black" granite flooring
- French doors and cathedral ceiling with gracefully-curved windows
- Built-in china hutch

## Formal Powder Room

- Onyx flooring and classic pedestal sink

## Updated Chef's Kitchen

- Porcelain-tiled flooring
- Raised-panel cabinetry
- "Black Galaxy" granite countertops
- Designer ceramic-tiled backsplash
- Food preparation center island
- Recessed lighting
- Quality stainless steel appliances include: G.E. side-by-side refrigerator/freezer, Whirlpool dishwasher, Viking gas cooktop, G.E. double wall ovens and under-cabinet G.E. Profile microwave
- Table space with sunlit bay window

## Relaxing Family Room

- Golden-oak hardwood flooring
- Heart-warming brick fireplace
- Built-in media center



- Recessed lighting and back staircase
- French doors with back porch access

### Separate Laundry Room

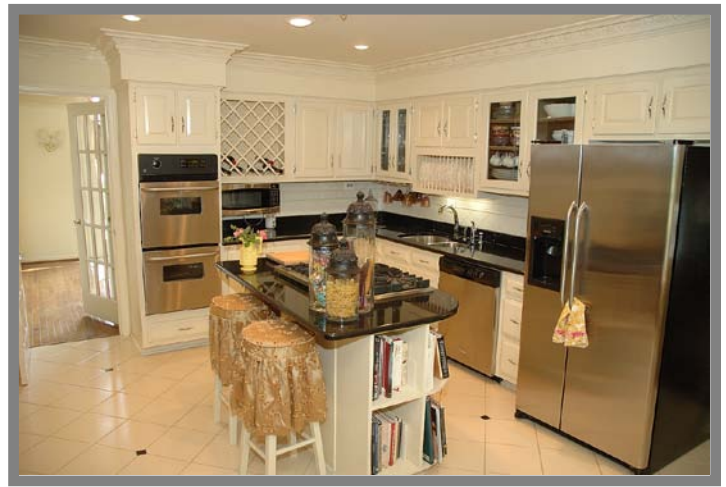
- Granite and marble flooring

### Separate Hobby Room

- "Absolute Black" granite flooring

### Upper Level

- Oak gallery overlooks foyer



### Master Bedroom Suite

- Plush carpeting
- Spacious his & her walk-in closet
- Well-placed ceiling fan
- Colonial crown moulding

### Private Master Bath

- Ceramic-tiled flooring
- White vanity with dual sinks
- Relaxing soaking tub
- Separate shower enclosure



### Three Additional Bedrooms

- Plush carpeting
- Good closet space
- One bedroom offers access to full bath, while another bedroom provides access to under-eave storage space

### Full Guest Bath

- Designer ceramic-tiled flooring
- White vanity with dual sinks
- Tub with shower



### Lower Level

#### Entertainment Room

- Plush carpeting and recessed lighting

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

- Plush carpeting and adjoining full bath

#### Storage / Utility Room

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



**Community:** South Run  
**Model:** The Carlton  
**Year Built:** 1987  
**Lot Size:** .66 acre (28,624 sq. ft.)  
**Annual Taxes ('09):** \$7,719.00

### Systems

- Zoned heating (gas) and cooling, security system, gas hot water heater, public water and sewer.

### Ideal Location

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

### Fairfax County Schools

- Sangston Elementary
- Lake Braddock Middle
- Lake Braddock High

### Distinctive Exterior Features

- Low-maintenance vinyl siding exterior with efficient thermopane windows
- Front-load two car garage
- Professionally landscaped yard with gracefully-curved brick walkway
- Manicured lawn with inground sprinkler system
- Skylit back porch w/ twin ceiling fans
- Private backyard with wooded views

