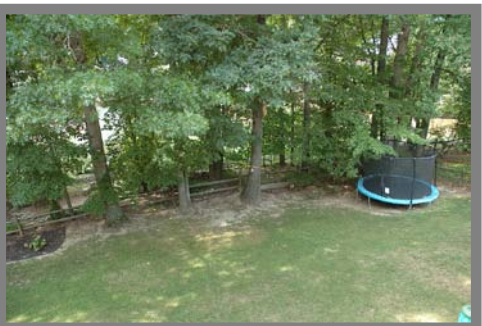


8018 Sunset Path Court, Springfield



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

Entry Foyer

- Golden-oak hardwood flooring

Inviting Living Room

- Golden-oak hardwood flooring
- Recessed lighting

Formal Dining Room

- Golden-oak hardwood flooring
- Colonial chair railing

Main-Level Powder Room

- Ceramic-tiled flooring
- White vanity

Upgraded Kitchen

- Ceramic-tiled flooring
- Cathedral-panel cherry cabinetry
- "Blue Majorca" granite countertops
- Ceramic-tiled backsplash
- Quality appliances include: G.E. side-by-side refrigerator/freezer, Frigidaire dishwasher, Frigidaire range and a built-in Frigidaire microwave
- Separate breakfast countertop

Relaxing Family Room

- Golden-oak hardwood flooring
- Floor-to-ceiling brick fireplace
- Sliding glass doors provide easy outside access to sundeck



Upper Level

Master Bedroom Suite

- Plush carpeting
- Hunter ceiling fan

Remodeled Master Bath

- Porcelain tile flooring
- Corian-topped, comfort-height vanity
- Shower enclosure with bench seat
- Spacious his & her walk-in closet

Three Additional Bedrooms

- Plush carpeting
- Double-door closets

Updated Full Guest Bath

- Porcelain tile flooring
- White vanity
- Tub with shower

Walk-Out Lower Level

Entertainment Room

- Berber carpeting
- Recessed lighting
- Sliding glass doors provide access to backyard paver patio

In-Home Office / 5th Bedroom

- Berber carpeting
- Separate outside entrance

2nd Powder Room

- Designer flooring
- Oak vanity

Laundry Room

- Washer and dryer



Community: Newington Forest
Model Name: The Highland
Year Built: 1978
Lot Size: 10,356 sq. ft.
Annual Taxes ('09): \$4,778.00
Monthly HOA Fee: \$47.00

Systems

- New HVAC ('08) with heat pump & central air, electric 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

- Newington Forest Elementary
- South County Middle
- South County High

Distinctive Exterior Features

- Located in a quiet cul-de-sac
- Brick and siding exterior
- Front-load two car garage with new garage doors
- Professionally landscaped yard
- Fenced backyard
- Main-level sundeck
- Paver patio
- Child's wooden playset
- Towering shade trees

