

8491 Middle Run Drive, 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

Gracious Foyer

- Golden-oak hardwood flooring

Traditional Living Room

- Plush carpeting
- Sunlit triple windows
- Colonial crown moulding

Classic Dining Room

- Plush carpeting
- Colonial crown moulding
- Chair railing

Main-Level Powder Room

- Golden-oak hardwood flooring
- Oak vanity

Updated Kitchen

- Golden-oak hardwood flooring
- Cathedral-panel oak cabinetry
- Beveled-edge Corian countertops
- Quality appliances include:
Kenmore 'Elite' side-by-side refrigerator/freezer, Maytag dishwasher, G.E. Profile range and a built-in G.E. Profile microwave
- Breakfast area with double windows

Relaxing Family Room

- Berber carpeting
- Full-wall brick fireplace
- Easy outdoor access to backyard



Upper Level

Master Bedroom Suite

- Berber carpeting
- Light-filled sitting area
- Dressing area with separate oak vanity and a his & her walk-in organizer closet



Private Master Bath

- Designer flooring
- Oak vanity and tub with shower



Three Additional Bedrooms

- Berber carpeting
- Good closet space

Full Guest Bath

- Designer flooring
- White vanity
- Tub with shower

Lower Level

L-Shaped Entertainment Room

- Upgraded laminate flooring
- Custom built-ins
- Recessed lighting



Storage / Utility Room

- Laundry facilities
- Abundance of storage space
- Convenient cedar-lined closet



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

Community: Tara Heights

Model: The McHenry

Year Built: 1983

Lot Size: 11,203 sq. ft.

Annual Taxes ('09): \$4,781.00

Systems

- Heat pump, central air, Aprilaire humidifier, electric hot water heater, public water and sewer.

Quiet Location

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

Fairfax County Schools

- Hunt Valley Elementary
- Irving Middle
- West Springfield High

Distinctive Exterior Features

- Vinyl siding with front porch
- Front-load two car garage
- New thermopane windows '10
- Professionally landscaped yard
- Spacious dual-level sundeck
- Paver patio with pond & waterfall
- Relaxing year-round wooded views with lasting privacy

