

# 6304 Falling Brook Drive, Burke



## Bruce & Tanya

RE/MAX Choice

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Awarded #1 Re/Max Team in VA 2009

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### Spa Room Addition

- Designer ceramic-tiled flooring
- Skylit cathedral ceiling
- Recessed lights and Hunter ceiling fan
- Saratoga whirlpool spa with cover



### Skylit Sunroom Addition

- Designer ceramic-tiled flooring
- Recessed lights and Hunter ceiling fan
- Pair of French pocket doors provide access to adjoining spa room
- Sliding glass doors with easy access to backyard



### Upper Level

#### Large Master Bedroom Suite

- Plush carpeting
- Dressing area with make-up table
- His & her walk-in closet

#### Private Master Bath

- Oak vanity
- Tub with shower

#### Four Additional Bedrooms

- Plush carpeting
- Good closet space
- One of the bedrooms adjoins the master suite and is perfect as a sitting room or nursery



#### Full Guest Bath

- Oak vanity
- Tub with shower

#### Unfinished Lower Level

- Abundance of storage space



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

# Special Features

## Entry Foyer

- Golden-oak hardwood floors introduce a handicap-friendly floor plan
- Staircase with chair lift

## Traditional Living Room

- Plush carpeting
- Light-filled double windows



## Formal Dining Room

- Plush carpeting
- Crown moulding and chair railing

## Relaxing Family Room

- Plush carpeting and recessed lighting
- Heart-warming brick fireplace
- Custom built-ins and oak wet bar
- French doors with access to sunroom



## Remodeled Kitchen

- Golden-oak hardwood floors
- Recessed-panel cherry cabinetry
- Upgraded Silestone countertops with matching full backsplash
- Under-cabinet halogen lighting
- Quality appliances include: G.E. Profile refrigerator/freezer, Asko dishwasher, G.E. Profile gas range and a built-in Kenmore microwave
- Recessed lighting
- Daily planning desk
- Casablanca ceiling fan
- Generous table space
- Adjacent laundry facilities



## Updated Main-Level Powder Room

- Golden-oak hardwood floors
- Comfort-height vanity



**Community:** Summerday  
**Model Name:** The Hamilton  
**Year Built:** 1984  
**Lot Size:** 12,498 sq. ft.  
**Annual Taxes ('10):** \$5,444.00

### **Systems**

- Gas heating, central air conditioning, 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.

### **Fairfax County Schools**

- Cherry Run Elementary
- Lake Braddock Middle
- Lake Braddock High

### **Distinctive Exterior Features**

- Vinyl siding exterior with traditional front porch
- Efficient thermopane windows
- Front-load two car garage
- Professionally landscaped yard with custom stonework
- Garden-level slate patio

