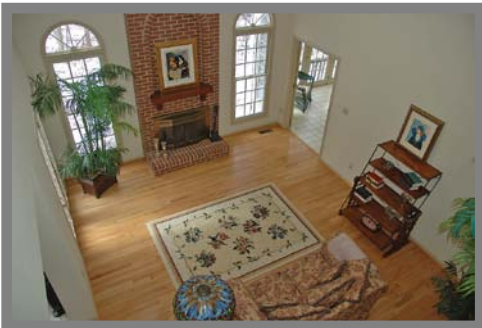


8325 Kings Ridge Court, Springfield



Bruce & Tanya

RE/MAX Choice

Office 703-239-2525

Cell 703-963-8170

Top 3 RE/MAX Team in VA 2010

BruceTanya@aol.com

www.BruceandTanya.com



Special Features

Entry Foyer

- Ceramic-tiled flooring
- Colonial crown moulding
- Chair railing with wainscoting

Traditional Living Room

- Natural-oak hardwood flooring
- Floor-to-ceiling windows
- Colonial crown moulding



Formal Dining Room

- Natural-oak hardwood flooring
- Built-in pantry with wet bar
- Floor-to-ceiling windows
- Colonial crown moulding
- Chair railing with wainscoting



Private Library with French doors

- Natural-oak hardwood flooring
- Brick fireplace with accent lighting
- Colonial crown moulding

Light-Capturing Sunroom

- Ceramic-tiled flooring
- French doors and skylit vaulted ceiling with Casablanca ceiling fan
- Wrapped in sunlit windows



Main-Level Powder Room

- Ceramic-tiled flooring and oak vanity

Spacious Country Kitchen

- Ceramic-tiled flooring and recessed lighting
- Raised-panel oak cabinetry
- Smooth-textured countertops
- Food preparation center island easily doubles as a convenient breakfast bar
- Quality appliances include: stainless steel KitchenAid side-by-side refrigerator/freezer, KitchenAid electronic dishwasher, Jenn-Air gas cooktop and stainless steel G.E. double wall ovens
- Daily planning desk and double pantry
- Table space with box-bay window
- Outside access to backyard



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

Columned Two-Story Family Room

- Natural-oak hardwood flooring
- Skylit vaulted ceiling with accent lighting
- Floor-to-ceiling brick fireplace
- French doors provide access to future patio

Separate Laundry Room

- Ceramic-tiled flooring

Upper Level

- Oak gallery overlooks family room

Master Bedroom Suite

- Plush carpeting
- Cathedral ceiling with Casablanca ceiling fan
- Sunlit Palladian window
- Spacious his & her walk-in closet
- Adjoining Master Sitting Room with light-filled box-bay window

Private Master Bath

- Ceramic-tiled flooring
- Skylit vaulted ceiling with recessed lighting
- Oak vanity with dual sinks
- Oval soaking tub and glassed-in shower

Three Additional Bedrooms

- Plush carpeting and crown moulding
- Spacious double-door closets
- One bedroom offers a desk area as well as an adjoining private bath

Full Guest Bath

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

Lower Level

Child's Play Room

- Plush carpeting

Entertainment / Game Room

- Upgraded laminate flooring
- Walk-in cedar closet

4th Full Bath

- Tumbled marble flooring
- Classic pedestal sink and shower enclosure

Storage / Utility Room

- Abundance of storage space



Community: Gambrill Oaks

Model: New Castle

Year Built: 1991

Lot Size: .39 acre (16,896 sq. ft.)

Annual Taxes ('10): \$7,422.00

Systems

- Zoned heating and cooling (gas & heat pump), 75 gal. gas hot water heater, public water and sewer.

Ideal Location

- Close to the Fairfax County Parkway, the Beltway, Interstate Route 95 as well as the Metro.

Fairfax County Schools

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

Distinctive Exterior Features

- Brick front with columned portico
- Front-load two car garage
- Gracefully-curved brick walkway
- Professionally landscaped yard
- Fenced backyard
- Towering shade trees

