

# 6416 Lake Meadow Drive, Burke



## Bruce & Tanya

RE/MAX Choice

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Top 3 RE/MAX Team in VA 2010

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# Special Features

## Elegant Two-Story Foyer

- Golden-oak hardwood flooring
- Recessed lighting

## Inviting Living Room

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

## Classic Dining Room

- Golden-oak hardwood flooring
- Colonial crown moulding and chair railing
- Floor-to-ceiling windows
- Adjoining butler's pantry

## Private Library

- Berber carpeting and double-door entry

## Formal Powder Room

- Golden-oak hardwood flooring
- Classic pedestal sink

## Chef's Kitchen

- Golden-oak hardwood flooring
- 42" raised-panel oak cabinetry
- Premium granite countertops
- Food preparation center island
- Recessed lighting and double-door pantry
- Quality appliances include: G.E. side-by-side refrigerator/freezer, KitchenAid dishwasher, G.E. Profile gas cooktop, G.E. double wall ovens and a built-in G.E. microwave
- Daily planning desk
- Breakfast area with walk-out bay window
- Convenient back staircase

## Towering Two-Story Family Room

- Berber carpeting
- Vaulted ceiling with Casablanca ceiling fan
- Slate-wrapped gas fireplace
- French doors provide access to sundeck

## Light-Capturing Sunroom

- Berber carpeting
- Cathedral ceiling with Casablanca ceiling fan
- Sunlit window wall



### Separate Laundry / Mud Room

- Ceramic-tiled flooring

### Upper Level

- Gallery overlooks family room

### Expansive Master Bedroom Suite

- Plush carpeting
- Tray ceiling with Casablanca ceiling fan
- Room-sized his & her walk-in closet
- Sitting area and additional closet



### Luxurious Master Bath

- Ceramic-tiled flooring
- Separate his & her oak vanities
- Oversized Kohler whirlpool tub
- Glassed-in shower
- Recessed lighting and private lavatory



### Three Additional Bedrooms

- Plush carpeting and ceiling fans
- Two of the bedrooms offer walk-in closets
- Two of the bedrooms reveal adjoining private full baths

### Full Guest Bath

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



### Lower Level

#### Entertainment Room

- Berber carpeting
- Convenient game area
- Sliding glass doors with backyard access

#### 5<sup>th</sup> Bedroom

- Berber carpeting
- Spacious walk-in closet

#### 4<sup>th</sup> Full Bath

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

#### Storage / Utility Room

- Abundance of storage space



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

**Community:** Edgewater

**Model:** The Granville

**Year Built:** 1998

**Lot Size:** .58 acre (25,365 sq. ft.)

**Annual Taxes ('10):** \$9,336.00

### Systems

- Zoned heating (gas) and cooling, M&S intercom system, Aprilaire humidifier, 75 gal. gas hot water heater, public water and sewer.

### Perfect Location

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

### Fairfax County Schools

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

### Distinctive Exterior Features

- Brick front exterior
- Side-load three car finished garage
- Professionally landscaped yard with manicured lawn, herringbone-patterned brick walkway, accent lighting & an inground sprinkler sys.
- Relaxing screened gazebo
- Main-level sundeck
- Year-round wooded views

