

# 5400 Meadowood Forest Ct., Springfield



## Bruce & Tanya

RE/MAX Choice

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Top 3 RE/MAX Team in VA 2010

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## Special Features

### Two-Story Foyer

- Golden-oak hardwood flooring
- New insulated French doors with glass-transomed entry ('10)
- Chair railing with wainscoting

### Columned Living Room

- Plush carpeting
- Towering vaulted ceiling
- Light-filled box-bay window

### Traditional Dining Room

- New golden-oak hardwood flooring ('10)
- Chair railing with wainscoting
- Floor-to-ceiling windows

### Private Library

- New plush carpeting ('11)
- Light-filled floored windows

### Formal Powder Room

- Designer ceramic-tiled flooring
- Classic pedestal sink

### Designer Kitchen

- New golden-oak hardwood flooring ('10)
- 42" cathedral-panel oak cabinetry
- Premium granite countertops
- Designer ceramic-tiled backsplash
- Food preparation center island
- Abundance of recessed lighting
- Upgraded stainless steel appliances include ('05): Kenmore "Elite" French door refrigerator/freezer, Kenmore dishwasher, Jenn-Air gas cooktop, Jenn-Air convection wall oven and a built-in Jenn-Air microwave
- Daily planning desk
- Adjoining breakfast room / sunroom with light-filled window wall as well as easy outside access to sundeck

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



### Step-Down Family Room

- Berber carpeting
- 3-sided marble fireplace
- Hunter ceiling fan
- Light-filled window wall

### Separate Laundry Room

Upper Level with gallery overlooking foyer

### Master Bedroom Suite

- New plush carpeting ('11)
- Vaulted ceiling with ceiling fan
- Romantic 3-sided gas fireplace
- Spacious his & her walk-in closet

### Adjoining Master Sitting Room

- New plush carpeting ('11)
- Sunlit window wall

### Luxurious Master Bath

- Designer ceramic-tiled flooring
- Separate his & her white vanities
- Oval Jacuzzi whirlpool tub
- Glassed-in shower
- Private lavatory

### Three Additional Bedrooms

- New plush carpeting ('11)
- Walk-in or double-door closets

### Two Full Guest Baths

- Ceramic-tiled flooring
- Oak vanities (one with dual sinks)
- Tub enclosures with shower

### Walk-Up Lower Level

**Media Room** with outside access

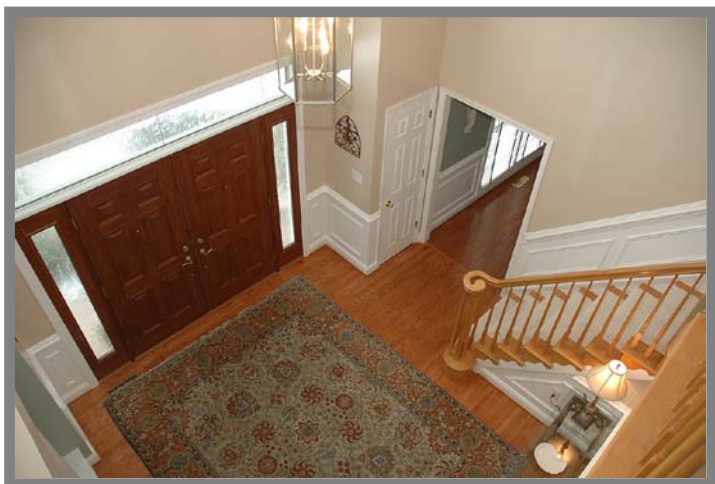
- Plush carpeting
- Recessed lighting

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

- White vanity and tub with shower

### Two Storage Rooms

- Abundance of storage space



**Community:** Meadowood Forest  
**Model:** The Berkshire  
**Year Built:** 1995  
**Lot Size:** .40 acre (17,351 sq. ft.)  
**Annual Taxes ('10):** \$7,296.00

### **Systems**

- Zoned gas heating and cooling, new 75 gal. gas hot water heater ('06), public water and sewer.

### **Ideal Location**

- Convenient to the Beltway, Route 66, the Metro as well as Interstate Route 95 and all major commuter routes.

### **Fairfax County Schools**

- North Springfield Elementary
- Holmes Middle
- Annandale High

### **Distinctive Exterior Features**

- Brick front with columned portico
- Gutter covers and maintenance free clad exterior wood trim
- Front-load two car finished garage
- Resurfaced asphalt driveway ('09)
- Professionally landscaped yard
- Custom paver walkway
- Fenced backyard
- Screened gazebo and sundeck
- Garden tool storage shed

