

8710 Middleford Drive, Springfield



Bruce & Tanya

RE/MAX Choice

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Top 3 RE/MAX Team in VA 2010

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Special Features

Towering Two-Story Foyer

- Cherry-stained oak hardwood flooring
- Colonial crown moulding

Columned Step-Down Living Room

- Cherry-stained oak hardwood flooring
- Colonial crown moulding
- Glassed-transomed windows
- Recessed lighting

Columned Dining Room

- Cherry-stained oak hardwood flooring
- Colonial crown moulding and chair railing
- Light-capturing bay window

Private Library

- Cherry-stained oak hardwood flooring
- Room-sized box-bay window
- Recessed lighting

Main-Level Powder Room

- Ceramic-tiled flooring and oak vanity

Fabulous Kitchen with skylit breakfast area

- Porcelain-tiled flooring
- 42" cathedral panel oak cabinetry
- "Green Ventura" granite countertops with matching full granite backsplash
- Food preparation center island
- Recessed and under-cabinet lighting
- Quality appliances include: stainless steel KitchenAid side-by-side refrigerator/freezer, Jenn-Air dishwasher, Jenn-Air gas cooktop and Jenn-Air double wall ovens
- Daily planning desk

Step-Down Family Room

- Cherry-stained oak hardwood flooring
- Floor-to-ceiling brick fireplace
- Hunter ceiling fan and recessed lighting
- French doors provide sundeck access

Separate Laundry Room



Upper Level with gallery overlooking foyer

Master Bedroom Suite

- New upgraded carpeting
- Tray ceiling with Hunter ceiling fan
- His & her closets (one is a walk-in)

Luxurious Master Bath

- Ceramic-tiled flooring
- Vaulted ceiling with recessed lighting
- Separate his & her oak vanities
- Oval soaking tub and private lavatory
- Separate oversized shower with bench

Three Additional Bedrooms

- New upgraded carpeting
- Walk-in or double-door closets
- One of the bedrooms enjoys separate access to the full bath, while two of the bedrooms provide ceiling fans

Full Guest Bath

- Ceramic-tiled flooring
- Oak vanity with dual sinks
- Soaking tub and glassed-in shower

Walk-Out Lower Level

Entertainment Room

- Designer flooring
- Oak wet bar and recessed lighting
- Sliding glass doors provide patio access

Secluded Den / In-Home Office

- Plush carpeting

5th Bedroom / Au Pair Suite

- Plush carpeting and double-door closet
- Separate access to full bath

Additional 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: Middleford

Model: The Dumont

Year Built: 1991

Lot Size: 10,002 sq. ft.

Annual Taxes ('10): \$6,733.00

Monthly HOA Fee: \$57.00

Systems

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

Ideal Location

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

Fairfax County Schools

- Orange Hunt Elementary
- Washington Irving Middle
- West Springfield High

Distinctive Exterior Features

- Brick front exterior
- Front-load two car finished garage
- Professionally landscaped yard
- Dual-level sundeck and slate patio
- Towering evergreens for privacy
- Spacious corner lot

