

# 8705 Powder Horn Road, Springfield



## Bruce & Tanya

RE/MAX Choice

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Top 3 RE/MAX Team in VA 2010

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# Special Features

## Gracious Foyer

- Golden-oak hardwood flooring
- Leaded-glass entry doors



## Formal Dining Room

- Golden-oak hardwood flooring
- Light-capturing picture window



## L-Shaped Country Kitchen

- Golden-oak hardwood flooring
- 42" cathedral-panel oak cabinetry
- Smooth-textured countertops
- Daily planning desk
- Casablanca ceiling fan
- Recessed lighting
- Quality appliances include: G.E. refrigerator/freezer, KitchenAid electronic dishwasher, Hotpoint range and a G.E. microwave
- Skylit table space with light-filled bay window
- Separate carport access as well as Andersen sliding glass doors for easy outside access to covered deck



## Upper Level

### Master Bedroom Suite

- Golden-oak hardwood flooring
- Casablanca ceiling fan and mirrored make-up table with laundry chute
- His & her walk-in closet

### Skylit Master Bath

- Ceramic-tiled flooring
- Oak vanity and ceramic-tiled shower



### Three Additional Bedrooms

- Upgraded laminate flooring
- Double-door closets
- One bedroom with ceiling fan

**Skylit Guest Bath**

- Ceramic-tiled flooring
- White vanity
- Tub with shower



**Walk-Out Lower Level**

**Daylit Family Room**

- Plush carpeting
- Full-wall brick (gas) fireplace
- Well-placed ceiling fan



**Bedroom #5**

- Plush carpeting
- Perfect as a guest or au pair suite

**Secluded Den / In-Home Office**

- Ceiling fan



**3<sup>rd</sup> Full Bath**

- Ceramic-tiled flooring
- Cherry vanity and ceramic-tiled shower

**Separate Laundry Room**

**2<sup>nd</sup> Lower Level**

**Entertainment / Media Room**

- Plush carpeting
- Custom-tiled gas fireplace
- Abundance of recessed lighting
- Convenient walk-in cedar closet



**Community:** Orange Hunt Estates  
**Year Built:** 1972  
**Lot Size:** 11,561 sq. ft.  
**Annual Taxes ('10):** \$4,685.00

### Systems

- Gas heating, central air, security system, intercom, Honeywell humidifier, gas hot water heater, public water and sewer.

### Ideal Location

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

### Fairfax County Schools

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

### Distinctive Exterior Features

- Brick and siding with front porch
- Efficient thermopane windows
- Front-load one car carport with additional off-street parking
- Professionally landscaped yard
- Fenced backyard and covered deck
- Stamped concrete patio and shed
- Separate deck with hot tub spa
- Mature trees afford year-round wooded views with relaxing privacy

