

# 10300 Regency Station Dr., Fairfax Station



## 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

## Elegant Living Room

- Golden-oak hardwood flooring
- Marble-wrapped fireplace
- Colonial crown moulding

## Embassy-Sized Dining Room

- Golden-oak hardwood flooring
- Colonial crown moulding and chair railing with wainscoting
- Multi-pane picture window

## Private Library

- Golden-oak hardwood flooring
- Full-wall oak built-ins
- Floor-to-ceiling windows
- French doors

## Main-Level Powder Room

- Ceramic-tiled flooring

## Remodeled Chef's Kitchen ('08)

- Travertine flooring
- 42" recessed-panel maple Merillat 'Masterpiece' cabinetry
- Wraparound granite countertop
- Glass-tiled backsplash
- Upgraded stainless steel Jenn-Air appliances include: French door refrigerator/freezer, dishwasher, 6-burner gas range with range hood and a built-in microwave
- Custom pantry and generous table space

## Relaxing Sunroom

- Travertine flooring
- Wrapped in light-capturing windows
- Well-placed ceiling fan
- French doors provide access to sundeck



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

10300 Regency Station Drive

## **Towering Two-Story Family Room**

- Golden-oak hardwood flooring
- Heart-warming fieldstone fireplace
- Light-filled window wall
- 18' ceiling with ceiling fan
- Convenient back staircase
- French doors provide sundeck access

## **Separate Laundry Room**

### **Upper Level**

#### **Master Bedroom Suite**

- Golden-oak hardwood flooring
- Distinctive tray ceiling
- Romantic gas fireplace
- His & her walk-in organizer closets
- Adjoining sitting room with fan-fold ceiling

#### **Renovated Master Bath ('08)**

- Marble flooring and recessed lighting
- Comfort-height cherry vanity with marble top and dual sinks
- Oversized Kohler whirlpool tub
- Oversized frameless shower with rain shower head

#### **Three Additional Bedroom Suites**

- Golden-oak hardwood flooring
- Each bedroom features an adjoining remodeled private bath ('08)

### **Lower Level**

#### **Entertainment Room**

- Upgraded Berber carpeting
- Game area with track lighting

#### **Au Pair Suite**

- Berber carpeting and walk-in closet

#### **Full Bath**

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

#### **Storage / Utility Room**

- Abundance of storage space



10300 Regency Station Drive

**Community:** Edgewater

**Model Name:** The Hampstead

**Year Built:** 1996

**Lot Size:** .91 acre (39,776 sq. ft.)

**Annual Taxes ('10):** \$9,342.00

### Systems

- Zoned heating (gas) and cooling, security system, speakers thru-out, Aprilaire humidifier, two electronic air cleaners, 75 gal. gas hot water heater, public water and sewer.

### Ideal Location

- Convenient to the Fairfax County Parkway, the VRE, the Beltway and Interstate Route 95.

### Fairfax County Schools

- Fairview Elementary
- Robinson Middle
- Robinson High

### Distinctive Exterior Features

- Stucco front exterior
- Side-load two car finished garage
- Professionally landscaped grounds with manicured lawn as well as an inground sprinkler system
- Serpentine stone walkway
- Main-level sundeck
- Custom fieldstone terrace
- Enjoys year-round wooded views

