

Special Features to note:

- ◆ Brick-front elevation with 2-foot partial front extension
- ◆ Front porch
- ◆ Expansive Foyer with soaring two-story ceiling and classic columns
- ◆ Rich tones of hardwood flooring in Foyer, Living Room, Dining Room, Family Room and Library
- ◆ Spiral oak staircase to promenade overlook on upper level
- ◆ 10-foot ceilings throughout main level
- ◆ Extensive upgraded moulding
- ◆ Box ceiling in Living & Dining Rooms
- ◆ Transom windows and plantation shutters throughout main level
- ◆ Double-hung, double-insulated vinyl windows throughout home
- ◆ Audio speakers built-in and pre-wired in Living & Dining Rooms
- ◆ Dining Room accented by chair rail & shadowbox trim, ceiling medallion & custom paint
- ◆ Convenient hostess access with butler's pantry between Kitchen & Dining Room
- ◆ Wonderful gourmet-inspired Kitchen offers plenty of counter & cabinet space, plus breakfast bar, double pantry, desk workcenter, and adjoining Breakfast Nook
- ◆ Comfortable Family Room enhanced by box beam ceiling, custom ceiling fan, niches for entertainment or bookcase shelving, and pre-wire for video and audio w/built-in speakers
- ◆ Glass door leads out to the relaxing wood deck along rear
- ◆ French doors open from Foyer to the large private Library with arched windows
- ◆ Upstairs, another Study provides a great computer area for homework center
- ◆ 9-foot ceilings on upper level
- ◆ Luxurious Master Suite boasts box ceiling and ceiling fan in bedroom area, additional Sitting Room space, plus large dressing area with two walk-in closets
- ◆ Master Bath has ceramic tile floor and surrounds, separate vanities, double shower and corner soaking tub
- ◆ Bedroom #2 is "Princess Suite" with private bath and walk-in closet
- ◆ Generous Bedrooms #3 & 4 share a full, segmented bath
- ◆ Ceiling fans were installed in all bedrooms
- ◆ Unfinished basement level features daylight windows, rough-in full bath & wet bat plumbing, space to finish several rooms, and exit door for walk-up stairway to backyard
- ◆ Shared driveway to side-load 2-car Garage with automatic opener & remotes
- ◆ Oakton Village HOA provides all lawn maintenance - no need for lawn mower/trimmer - along with trimming shrubbery & mulching, plus driveway snow removal
 - Note there is a \$630 HOA new resident one-time capital contribution required
- ◆ Community pathway just across the "no-thru-street" leads into the adjacent parkland trees
 - ◆ Convenient to area amenities, with County Library just next door and Oakton Shopping Center & Hunter Mill Plaza at corners of community
 - ◆ Just minutes away to Route 66 or Nutley Street Metro for commuting needs



10313 Lynnhaven Place • Oakton