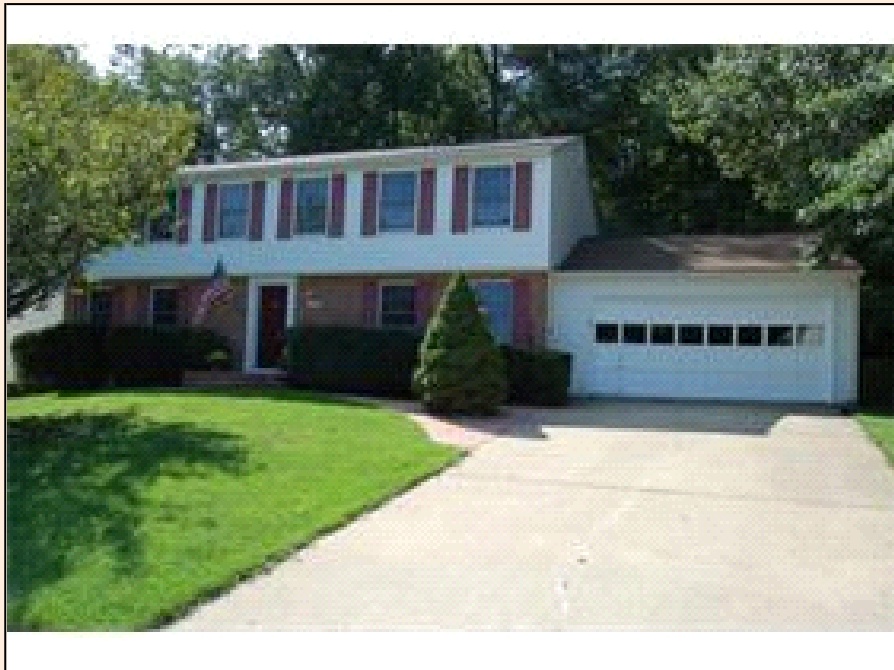


# 7734 Middle Valley Drive Springfield

UPDATES GALORE!! A Must See!!

## PROPERTY DETAILS



**Listing Price:** **\$569,000**

**Listing Address:** 7734 Middle Valley Drive  
Springfield VA 22153

**Bedrooms:** 5

**Full Baths:** 3

**Partial Baths:** 1

**SQ FT:** 3355

**Lot Size:** .20

**Style:** Colonial

**Garage:** 2 Car

**Heat Source:** Electric

**Schools:** West Springfield

**QR Code:**

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## PROPERTY DESCRIPTION

Handsomely landscaped and nestled among gorgeous, mature trees, this beautiful 5 Bedroom, 3.5 Bath Hamilton II model Ryland Home enjoys its place on a quiet cul-de-sac street in lovely Middle Valley in Springfield, VA. Wonderful and welcoming, this beautiful home enjoys the serenity of a quiet neighborhood, free from the sounds of traffic and the typical busy life of Northern Virginia. All you hear are the birds chirping! Truly a MUST SEE! Just move right in!

### General Features with Over \$60,000 in Upgrades:

- Totally Renovated and Upgraded Master Bath, Upper Hall Full Bath, Basement Full Bath & Laundry Room Half Bath - 2008
- Brand New HVAC system, American Standard Heritage 15 - 2008
- Brand New Hardwood Floors in Entryway and Kitchen - 2008
- Most Rooms Freshly Painted - 2008
- New Hall and Kitchen Light Fixtures - 2008
- New brick Front Stoop, and New Backyard Steps to woods - 2008
- New Outdoor Front Light Fixtures - 2008
- New Mailbox and Post - 2008
- Installed Propane Fireplace and 100 gal propane tank - Nov 2007

- Installed Gutter Helmets - 2006
- Installed Garage Door Opener - 2006
- Professional Landscaping
- Neutral carpeting
- Vinyl double-paned windows
- 6-Panel doors
- 2-car garage

### **Main Level**

- Warm and Inviting Foyer - New Hardwood floors and a large coat closet
- Formal Dining Room - Floor to ceiling windows allow for loads of natural light, Chair rail molding and wall-to-wall carpet — Perfect for an intimate dinner party!
- Formal Living Room - Front facing windows and wall-to-wall carpet - Loads of space to entertain!
- Kitchen - An impressive wood-crafted island announces a nicely appointed Kitchen boasting oak cabinets and new hardwood floors! Generous counter space, electrical appliances, a double sink with disposal, dishwasher, and refrigerator with icemaker beautifully assist, while a large window above the sink offers a gorgeous, relaxing view of the wooded back yard!
- Breakfast Area - New hardwood floors, ceiling fan with light, and a Pella sliding glass door leading to a huge deck that backs to woods frequented by passing deer! The deck, with steps that lead to a small brick and stone patio, overlooks a fenced and beautifully landscaped yard. Peaceful, private, perfect for entertaining, and what a view!
- Family Room - Open and airy, the breakfast area continues on to the huge, carpeted Family Room with three windows and a raised brick masonry remote-controlled, propane gas fireplace. The large propane storage tank easily allows for a toasty fireplace fire at a moments notice.
- Half Bath / Laundry Room - New Vanity, Sink, Commode, Mirror and light fixture. Plus cabinets for storage!

### **Upper Level**

- Master Bedroom Suite - Big and Spacious! Tons of natural light from the two front-facing windows. Double Doors lead to an extraordinary room-sized walk-in closet with a large window, custom shelving, and laundry chute! So convenient and tons of space!
- NEWLY REMODELED Master Bath - Gorgeous maple dual sink vanity, beautiful ceramic tile, full-size shower with glass door, jetted soaking tub, Moen arched faucets, oversized mirror and great accent lighting! Fabulous!
- Bedrooms 2, 3, 4 and 5 - all with sunny windows and ample closets complete the upper level that is complimented by a whole house fan, and access to attic space.
- NEWLY REMODELED Full Hall Bath - boasts a lovely Maple single-sink vanity, large mirror, beautiful custom ceramic tile throughout, shower/tub combination, and very nice accent lighting, exhaust and heat lamp!

### **Lower Level**

- Huge Recreation Room - Big enough for a pool table with lots of room to spare! An open Den with built-in bookcases, chair railing and crown molding would be great as a library, exercise room, or home office.
- NEWLY REMODELED Full Bath - Maple vanity, ceramic tile, shower with glass door and exhaust.
- Storage/Utility Room - NEW HVAC system, Electric Water heater, utility sink and tons of space!
- 

**Just 1 mile up the road is the Gambrill Park & Ride lot with Slug Lines to DC, as well as the Fairfax County Commuter Bus route and the Franconia-Springfield Metro Station just minutes away. With this home's location just moments from the Fairfax County Parkway, I-95, I-395 and I-495 plus within just miles of I-66, this home is a commuter's dream!**

CONTACT INFORMATION



**Pat Fales Associates**  
**RE/MAX Allegiance**  
**patfalesrealestate.com**  
Serving the Virginia Suburbs of  
Washington DC 22015  
703-503-4365  
866-338-8078  
pat@patfales.com



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