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**7323 CLIFTON RD.
CLIFTON, VA 20124**



**THIS COULD BE YOUR
NEW HOME**

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REALTOR
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SPECIAL FEATURES

COMMUNITY & PROPERTY FEATURES

- Pride of ownership shows in this immaculate 4BR, 4.5 BA Single Family Home in highly sought after Clifton Trails Community!
- Located on over 5 acres with walking trail, playground and small stream in the backyard
- Windows galore throughout the home providing loads of natural light
- Hunter Douglas blinds throughout main level, all remote controlled (except kitchen)
- Wonderful curb appeal & extensively landscaped yard with seasons of color
- Finished two car, attached, side loading garage with 2 auto door openers, 2 remotes
- Loads of storage throughout home, all window treatments and wall mounts convey
- Home includes whole home generator, water filtration system and humidifier
- Extensive alarm system on every window and door throughout home
- Close to shopping, restaurants and major roadways

MAIN LEVEL

- Chef's kitchen (Wolf Jenn—Air Appliances) includes electric cooktop with downdraft, double wall ovens, warming oven, breakfast bar, side by side refrigerator with icemaker, recessed lighting and farm sink
- Kitchen features granite counters, plethora of cabinets with under cabinet lighting and hardwood floors
- Light filled breakfast room with designer light fixture, ceiling medallion and hardwoods
- French doors lead to large 2 level deck with stairs leading to expansive backyard
- Separate Dining room includes crown molding, chair rail, shadow boxes, designer light fixture, ceiling medallion and hardwoods
- Living Room with crown molding, hardwoods and large floor to ceiling window
- Family Room features crown molding, chair rail, ceiling fan, built-in shelves & cabinets with spotlights and a gorgeous wood burning fireplace with stone surround and glass doors
- 2-story Foyer features designer front door, designer light fixture, ceramic tile and coat closet
- Separate laundry room off kitchen with Whirlpool Washer/Dryer (low water, incredibly energy efficient), built in cabinets, pantry and work space
- Powder room with pedestal sink and hardwood floors
- Main Level Master Bedroom with 7-piece crown molding package, chair rail, ceiling fan and carpet
- Sliding doors lead to master bathroom features dual granite vanity, separate shower, separate soaking tub, water closet, linen closet, large walk-in closet with shelving and ceramic tile

UPSTAIRS

- 2nd Master Suite with dual walk-in closets, built-in shelving, ceiling fan and carpet
- 2nd Master Bathroom includes oversized vanity and ceramic tile
- 3rd Bedroom showcases ceiling fan with light and large closet
- 4th Bedroom includes ceiling fan and dual walk-in closets
- Third full bath with granite vanity, custom tile shower and ceramic tile
- 2 Linen closets and large cedar closet, providing loads of storage

LOWER LEVEL

- Lower level boasts a Recreation Room, Theater (could be 5th bedroom), Office (could be 6th bedroom) and Extra Room that could be used as 7th bedroom
- Spacious Recreation Room with recessed lighting, bar and hardwood floors
- 4th full bathroom with built-in cabinet, vanity and deluxe Helo Sauna
- Walkout level basement with French doors leading to stone patio

EXTERIOR

- Beautiful stone walkway leading to front door
- Elegant gated entry into oversized, circular driveway with storage shed
- Expansive, landscaped backyard with playground, large deck and stone patio
- Outdoor lighting with timer- illuminating landscaping & house
- Located in a tranquil setting, surrounded by trees



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PHOTO GALLERY



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