

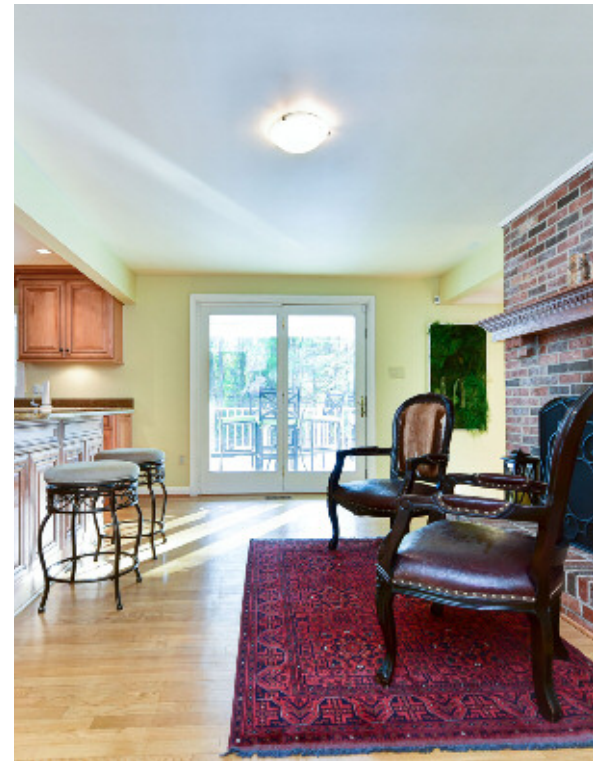


Great Falls

1108 Morningwood Lane
Great Falls, VA 22066



Casey Aboulafia
HOMES WITH CASEY





Main Floor

Foyer – Large walk in closet at entry. Cherry cabinetry and hanging area. Hardwood floors.

Kitchen – Beautiful renovated kitchen with stainless steel GE appliances. New side by side refrigerator with icemaker and water dispenser. New dishwasher. Five burner gas cooktop with rise-up venting. GE Profile built-in Trivection oven and built-in microwave oven. Large deep undermount stainless sink. Granite countertops, breakfast bar and additional breakfast dining area with chandelier. Gas fireplace and sitting area off of bar area. Recessed lights. Hardwood floors.

Dining Room – Large formal dining room with dramatic candle-light fixture. Bay window. Hardwood floors.

Living Room – New entertainment system with 60” TV, sound bar and speakers conveys. Natural cherry cabinetry and built in bookcases. Recessed lights. Wide-slat wood shutters. Hardwood floors. Built-in natural cherry desk area. Mantle over gas fireplace. Hardwood floors.

Half Bath – Built in cabinetry, granite counter, porcelain sink, sconce. Hardwood floors.

Upstairs

Master bedroom – Amazing master suite with dual walk-in closets and newly renovated bathroom. Ample storage in his-and-hers well-designed closets. Access to upstairs balcony through door. Windows with wood slat shutters. New white ceiling fan with light. Carpet.

Master bathroom – Spacious newly renovated en-suite bathroom. Deep jetted tub with beautiful yard view. Grey ceramic tile floor and tub surround. Skylight gives great additional natural light. Double sinks with mirror, sconces and granite counters. Separate room with toilet. Walk-in shower with marble floor and wall tile and semi-framless glass door. Vent fan.

Bedroom #2 – Balcony off of bedroom with gorgeous view of woods and backyard. Double closets. Two-window bay with blinds. Carpet. En-suite bath.

Bathroom #2 – En-suite bathroom with shower, vanity cabinet and granite counter. Window for natural light. Porcelain floors.

Bedroom #3 – Two windows with blinds. Ample storage in double closets. Carpet.

Bedroom #4 – Window with wood slat blinds. Closet. Carpet.

Full hall bathroom (#3) – Bathtub with white ceramic tile surround. Double sink with vanity cabinet, mirror and sconce. Ceramic tile floors.

Laundry – Separate closet with new washer and dryer, plus additional shelving.

Downstairs

Recreation room and Office – Perfect room for casual relaxation. Cherry built in bookcases. Door to backyard pool area. Ceramic tile floor.

Storage/Utility room – Large room with plentiful storage. Newer hot water heater. Additional washer/dryer hookup.

Utilities – Two zoned heating and air conditioning (1st floor and basement on gas furnace and electric a/c, upstairs has newer heat pump). Septic system pumped Spring 2015. Radon system in basement. Portable generator in outside storage conveys. Invisible pet fence (conveys as-is). Gas heat system for pool.



Exterior – Stunning half acre lot (21,000 sq ft)

Front Yard – Gorgeous, large front yard with tons of green space and landscaping. Parking for several cars in driveway. Quiet cul-de-sac street.

Backyard – Covered porch off of main living area perfect for entertainment. Built in speakers. Trex-style decking for low-maintenance living. Upper balcony off of bedrooms with Trex-style decking and wood railing. Home backs to parkland with stream and trees.

Pool – Stunning pool grounds and lighting around heated pool. Gorgeous landscaping flowering all summer long. Plentiful pool deck area for relaxation and parties. Fenced.

Garage – Two car garage with specialty mats/flooring. Additional refrigerator. Storage and work bench area. Gas heater. Utility sink. Side door to outside. New automatic garage door. Window for natural light.

Neighborhood

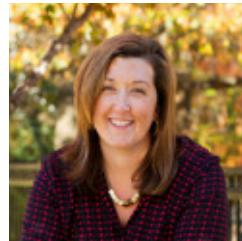
Great Falls has 4th of July parties, Halloween parties, Christmas tree lighting – a real community feel

Commuting – Georgetown Pike to the GW Parkway is an easy, beautiful and short drive into the city. Bus line ½ mile away to Reston Town Center. Wiehle Ave metro 3.8 miles away.

Dining – The Old Brogue, Katie's Coffee, Deli Italiano, Reston Town Center and more all within a few miles

Schools – Forestville Elementary, Cooper Middle School, Langley High School. AAP Schools: Forest Edge Elementary, Kilmer Middle School.

Recreation – Lockmeade soccer field. Woods and stream behind the house. Turner Park & Equestrian Center and Observatory, River Bend Park and Great Falls National Park within a few miles.



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