

# Varsity Park Alexandria, Virginia Suburban Colonial Home

(800) 797-0938; (772) 633-1097

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This bright brick, colonial, detached home was built in 1963 and extensively remodeled in 2008. The 21,140 square foot lot is accessible by a 20 foot wide, 130 foot long paver driveway (affording 6 vehicles off-street parking). The living leyland cypress fence provides privacy to the 560 square foot covered front flagstone patio, the spacious 4,018 square foot above grade improvements and 1,316 square foot finished basement. The home is within the Washington, D.C. beltway, 6 miles south of the U.S. Capitol in the quiet Alexandria, Virginia residential subdivision of Varsity Park. The home is within 3 blocks of shopping facilities and public transportation. Two state of the art gymnasiums are within one mile.

Forced air and natural gas provide comfort in the winter and two electric central air conditioners keep the house cool in the summer.



State of the art kitchen. Hardwood floors, granite counter tops, recessed lighting, 25 cubic foot side by side refrigerator over freezer, gas stove, dishwasher, graphite double sink, W/D and second refrigerator in the pantry.

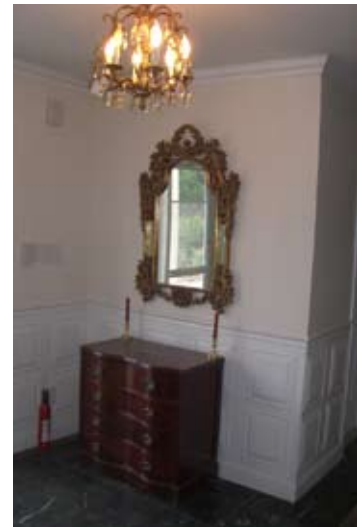
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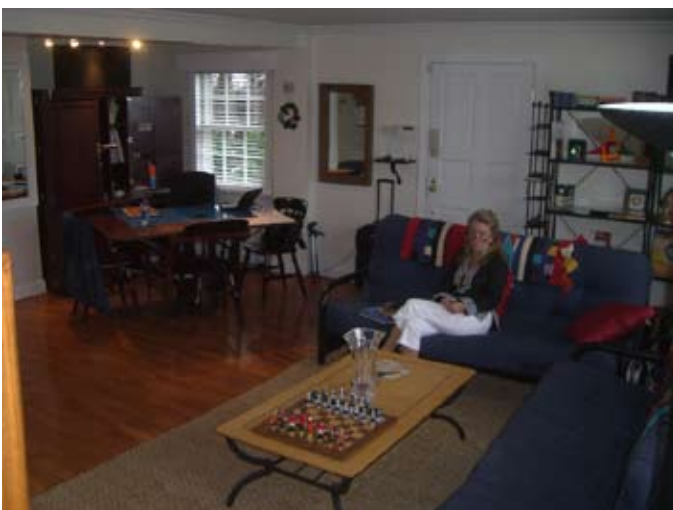
The living room is comfortably furnished, 3 leather couches form a U focusing on the marble fireplace. Perfect for meetings of up to nine people, or casual relaxation. Welcoming foyer.



Bright dining room with paneled siding, rosewood dining table.



The mother in law features a second living room/dining room with a dining table, four chairs, two futons, and a private entrance.



Mother in law suite boasts its own kitchen (featured to the right) bedroom and full bathroom.

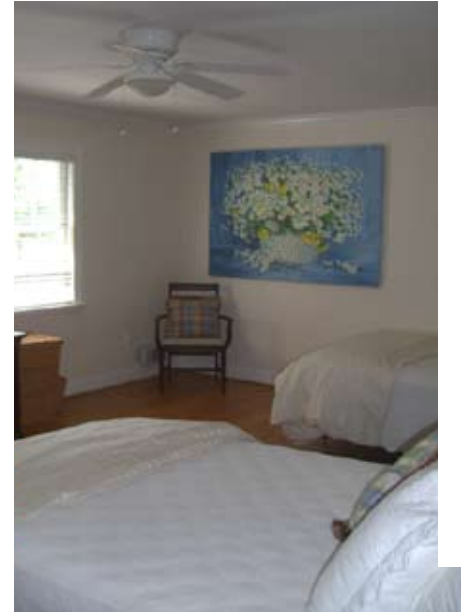
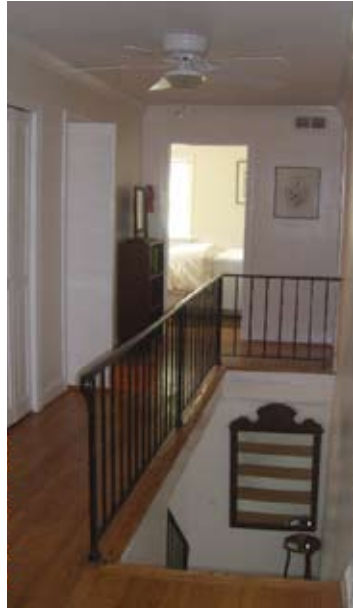


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The second floor features hard wood floors, 6 bedrooms each with their own ceiling fan, bed, bureau, desk and chair, 3 bathrooms - two of which have whirlpool tubs, and a self service laundry with a washer/dryer.



The basement is accessible by an interior staircase off the foyer or from the backyard. The basement also provides comfortable housing for staff with 2 bedrooms, 1 full bathroom, living room, wet bar, fireplace and a 200 square foot office.



Adjacent to the facility there are basketball, tennis courts, and an outdoor track.

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## Various exterior shots:

Residence at the time leyland cypress fence and pear trees were planted; Current privacy provided by living fence; Mother-in-law suite's private access; Backyard, Southern Facade, and Basement exterior private entrance.



Flagstone walkways, underground sprinkler system, remote control awning, comfortable deck chairs contribute to an enjoyable grassy back yard. One can access the back yard through french doors from the family room/kitchen, the stairs to the basement's private entrance and the separate entrance to the mother in law suite.

