

Andy Musser & Keller Williams Realty

**3132 ANNANDALE ROAD**

FALLS CHURCH, VA 22042

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**FOR SALE**

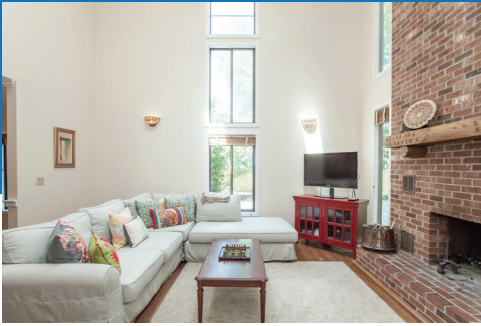


## ***Welcome Home to Falls Church***

This charming and spacious 4 bedroom 4 bath home is sited on a gorgeous private ½ acre lot, surrounded by trees and tucked back from the street with a private drive and gated entrance. Features include beautiful hardwood floors on the main and upper levels, a two-story family room with floor-to-ceiling brick fireplace and skylights, and a huge master suite with a separate jetted tub and walk-in shower in the master bath. The large wood deck is perfect for entertaining and grilling, alongside a beautifully landscaped and fully fenced yard surrounded by privacy trees. An oversized separate garage with a workbench and extra storage makes this property a rare find in the heart of Falls Church, located minutes from 495, Rt. 50, 66, and 29.

Take the **Virtual Tour** at [www.3132AnnandaleRd.com](http://www.3132AnnandaleRd.com)!





## Features & Amenities

### General

- ½-acre lot fully fenced and surrounded by trees
- Oversized garage with workbench and extra storage
- Dual zone HVAC | main level Carrier (2016), upper level Trane—coil/condenser (2018)
- New 6' wood fence and gate
- Double pane windows throughout with window blinds
- Gas heat, hot water and cooking
- Courtyard wood deck

### Main Level

#### KITCHEN & BREAKFAST ROOM

- Recessed lights and lighted ceiling fan
- Greenhouse window
- Stainless steel appliances
- Corian countertops
- Separate prep sink area
- New Moen faucet
- Ceramic tile floor
- Walk-out to back yard and deck

### FAMILY ROOM

- Two-story family room with skylights
- Floor-to-ceiling brick wood-burning fireplace
- Recessed lights and wall sconces
- Hardwood floor

### DINING ROOM

- Recessed lighting and new light fixture
- Chair rail and crown molding
- Hardwood floor

### MAIN LEVEL BATH 1

- Walk-in shower
- Ceramic tile floor

### MAIN LEVEL BEDROOM 4

- Large closet
- Hardwood floor

### MAIN LEVEL BATH 2

- Updated light fixture
- Tub with ceramic tile tub surround

- New pedestal sink
- Hardwood floor

### Upper Level

#### MASTER BEDROOM

- Lighted ceiling fan
- Sliding glass doors to balcony
- Walk-in closet with built-in shelves
- Hardwood floor

#### MASTER BATH

- Skylight
- Upgraded light fixtures and wall sconces
- Dual sinks with upgraded vanity
- Separate jetted tub and walk-in shower
- Ceramic tile floor

#### BEDROOM 2

- Lighted ceiling fan
- Spacious closet
- Ceramic tile floor

### BEDROOM 3

- Built-in book shelves
- Chair rail trim with beadboard below
- Large closet
- Hardwood floor

### UPPER HALL BATH

- Skylight
- Updated light fixtures
- Tub with ceramic tile surround

### UPPER LEVEL UTILITY AREA

- Washer & dryer
- Extra shelving

### Location

- Private ½-acre lot tucked back from main road in the heart of Falls Church
- Easy access to Rt. 50, 29, 66, and 495



Information deemed reliable, but not guaranteed.

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KELLERWILLIAMS.

**Contact Andy Musser today!**

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