

Andy Musser & Keller Williams Realty

## 3265 VICTOR CIRCLE

ANNANDALE, VA 22042

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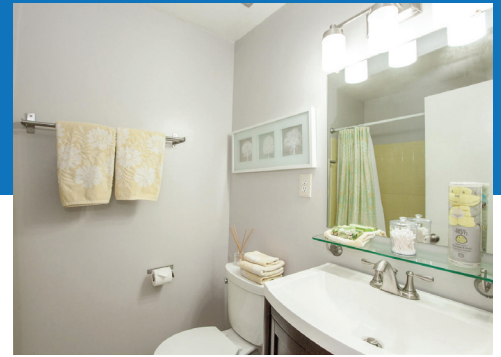
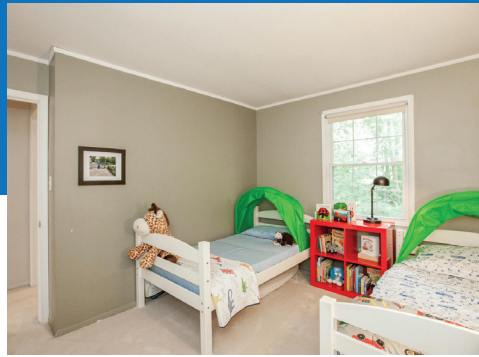
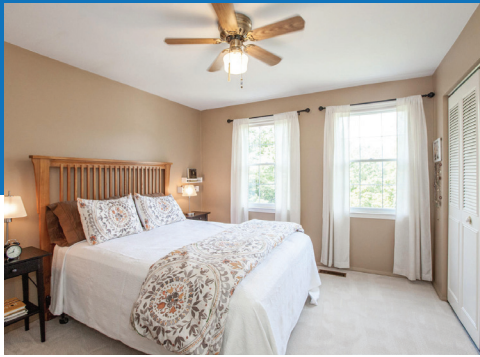


## Welcome Home to Annandale

Charming, quiet neighborhood in a super location near the Mosaic District/Merrifield and Fairfax Hospital. Move-in ready 3 BR, 2 bath (plus two ½ baths) townhouse on a quiet cul-de-sac with updated features galore! Bright new kitchen with white cabinets, granite counters and gorgeous custom backsplash. Sliding glass doors take you out to the enchanting brick patio lushly landscaped and backing to trees. You'll love the fully finished lower level with roomy family room, separate laundry room with new utility sink, and home office/hobby room. The upper level bedrooms and lower level have new carpet.

Take the **Virtual Tour** at [www.3265VictorCir.com](http://www.3265VictorCir.com)!





## Features & Amenities

### General

- Cul-de-sac lot with mature landscaping and backs to trees
- Updated double pane vinyl windows throughout
- New roof (2013)
- New hardwood floors (2015) on entire main level; new carpet (2018) on upper & lower level
- Central vacuum | *an outstanding feature for a townhome*
- 1 reserved parking space + 1 parking pass
- Community amenities include swimming pool, tot lots, trails, basketball courts
- Location, location, location: close to Rts. 495, 50, & Metro Orange line

### KITCHEN

- New white wood kitchen cabinets with pantry (2015)
- Granite countertops with undermount sink
- Stainless steel appliances (2012-2015)
- Undercabinet lighting
- Custom glass/tile backsplash
- Hardwood floors

### DINING ROOM

- Chair rail
- Hardwood floors

### LIVING ROOM

- Hardwood floors

### MAIN LEVEL POWDER ROOM

- Hardwood floors
- Upgraded vanity with marble top & toilet (2014)
- New light fixture

### MASTER BEDROOM

- Lighted ceiling fan
- Two closets
- New carpet over hardwood floors

### MASTER BATH

- New ceramic tile floor
- Ceramic walk-in shower
- Updated vanity/faucet (2013)

### BEDROOM 2 & 3

- New carpet over hardwood floors
- Generous size closets

### UPPER LEVEL HALL BATH

- Updated light fixture
- Ceramic tile floor and tub surround
- Updated vanity/faucet (2013) & toilet (2018)

### LOWER LEVEL

- New carpet in family room
- Separate laundry room with washer/dryer, wall cabinets & new utility sink
- Extra refrigerator/freezer conveys
- Bonus room for home office, craft room or extra storage
- Goodman HVAC system (2016)
- State Hot Water Heater (2016)



Information deemed reliable, but not guaranteed.

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KELLERWILLIAMS.

**Contact Andy Musser today!**

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