



# Just Listed

**2999  
ESKRIDGE ROAD**

Fairfax, VA 22031

**VIRTUAL TOUR**

[www.MosaicFineHome.com](http://www.MosaicFineHome.com)

**m THE  
MUSSER  
TEAM**

## Welcome Home!

Located in the heart of The Mosaic District, this EYA built 4 level town-home presents the perfect opportunity for homebuyers seeking luxury, convenience and the optimal location. This freshly painted home features 3 bedrooms, 3.5 bathrooms, two reserved covered parking spaces (1 garage and 1 carport space) and a private rooftop terrace. The main level boasts a spacious, light-filled living room, dining area and open concept kitchen. Upstairs features the primary suite and the second bedroom suite, each complete with its own full bathroom. Luxury living continues on the fourth floor, where you will find an additional bedroom and bathroom as well as more entertainment space in the family room and private rooftop terrace. In addition to being freshly painted, brand new natural oak hardwood floors were just installed throughout the home. Walkable to Dunn Loring Metro and all that The Mosaic District has to offer. Don't miss the chance to make this home yours!





# Features & Amenities

## GENERAL

- Prime location in the Mosaic District
- Four level brick townhome
- 3 bedrooms & 3 and half baths
- New oak hardwood floors throughout *June 2024*
- Freshly painted with City Loft by Sherwin Williams *June 2024*
- Private rooftop terrace

## ENTRY LEVEL

### Foyer

- Coat closet
- Entry to garage

### Garage

- One parking space
- Overhead lighting

### Carport

- One parking space
- Attached storage/trash room
- Attached mechanical room

## MAIN LEVEL

### Living Room 12' x 22'

- Recessed lighting
- Large picture windows
- Interior brick wall

### Kitchen 15' x 12'

- Recessed lighting
- Granite countertops
- Stainless steel appliances
- New refrigerator and dishwasher *2024*
- Bartop counter with pendant lights
- New sink faucet and garbage disposal *2022*
- Pantry

### Powder Room

- Pedestal sink

## THIRD LEVEL

### Primary Bedroom 11' x 14'

- Large windows
- Walk-in closet

### Primary En-Suite Bath

- Double vanity sink

- Walk-in shower with tile surround

### Bedroom 2 10' x 10'

- Large picture windows

### En-Suite Bath

- Pedestal sink
- Tub shower with tile surround

## UPPER LEVEL

### Family Room 12' x 13'

- Walk out to private rooftop terrace
- Closet for extra storage

### Bedroom 3 10' x 10'

- Large windows

### En-Suite Bath

- Recessed lighting
- Vanity Sink
- Tub shower with tile surround

## SYSTEMS

- New washer and dryer *2020*
- Furnace system on lower level updated *2021*
- Brand new HVAC on upper level *2022*

## COMMUNITY AMENITIES

- Access to Avalon pool *located at 2987 District Avenue*
- Access to Avalon fitness center *2987 District Avenue*
- HOA Management
- Common area maintenance
- Snow removal

## LOCATION

- Walkable to Mosaic District Target, Angelika, restaurants & shops
- Walkable to Mosaic District Farmers Market & Mosaic Dog Park
- Walkable to Luther Jackson fields & tennis courts
- Dunn Loring Metro *0.9 miles*
- Inova Fairfax Hospital *1.2 miles*
- Tysons Corner *3.6 miles*

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*All information deemed reliable, but should be independently verified.*



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