



Just Listed

**2814
SUMMERFIELD RD**

Falls Church, VA 22042

VIRTUAL TOUR

FallsChurchFineHome.com

**m THE
MUSSER
TEAM**

Welcome Home!

Welcome home to Mason Terrace/Greenway Downs - one of Falls Church's most sought-after neighborhoods. Enjoy the private setting surrounded by mature trees and plantings while maintaining close proximity to Falls Church City, EFC Metro, Tysons Corner, Arlington, and Washington D.C. This charming expanded Cape Cod features three bedrooms and two bathrooms and boasts 1,365 square feet of above grade living space and approximately 624 square feet of unfinished space in the lower level. The home is sited on a beautifully landscaped 8,625 square foot lot with a detached garage and adjoining enclosed carport. Prime location with active and fun civic association and easy walk/ride to Falls Church City and all the Little City has to offer! Walk to (the brand new!) Whole Foods, Rare Bird Coffee, The Happy Tart, Northside Social, the Falls Church City's Farmers Market, Harris Teeter and not far from East & West Falls Church Metro Stations.



Features & Amenities

GENERAL

- Prime Falls Church location
- Walkable to incredible # of Little City amenities!
- Wide 8,625 square foot lot
- Detached 1 car garage
- Enclosed 1 car carport
- Mature landscaping & a myriad of plantings

MAIN LEVEL

Living Room 15' x 13'

- Fireplace
- Hardwood floors
- Access to screen porch
- Foyer with coat closet

Kitchen 13' x 11'

- Double window above sink
- Stainless steel appliances
- Wood cabinets
- Under cabinet lighting

- Gas range
- Tile floors

Dining Area 11' x 11'

- Modern chandelier
- Hardwood floors

Primary Bedroom 9' x 20'

- Walk-in closet
- Hardwood floors

Bedroom 2 11' x 11'

- Closet
- Hardwood floors

Full Bath

- Tub shower with tile surround
- Large vanity
- Linen closet
- Tile floors

UPPER LEVEL

Family Room 9' x 18'

- Multipurpose room
- Attic storage access
- Laminate floors

Full Bath

- Shower stall
- Large vanity

Bedroom 3 10' x 14'

- Lots of natural light
- Laminate floors

LOWER LEVEL

Storage Area 26' x 24'

- Laundry area with utility sink
- Walk-up to driveway

LOCATION

- The Happy Tart 0.4 miles
- Aldi 0.6 miles
- Whole Foods (brand new!) 0.7 miles
- Rare Bird Coffee Roasters 0.7 miles
- Harris Teeter 0.7 miles
- Northside Social 0.8 miles
- Falls Church City Farmers Market 0.9 miles
- East Falls Church Metro 1.7 miles
- Ronald Reagan National Airport 9.4 miles

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All information deemed reliable, but should be independently verified.



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