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2719 Woodlawn Trail
Alexandria, Virginia 22306

Offered at \$749,000

ROBIN ARNOLD

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2719 Woodlawn Trail - Alexandria, Virginia 22306



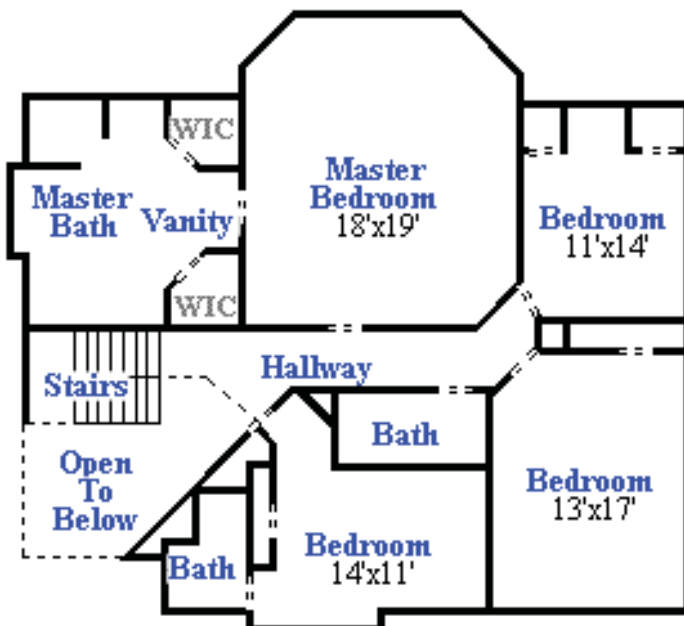
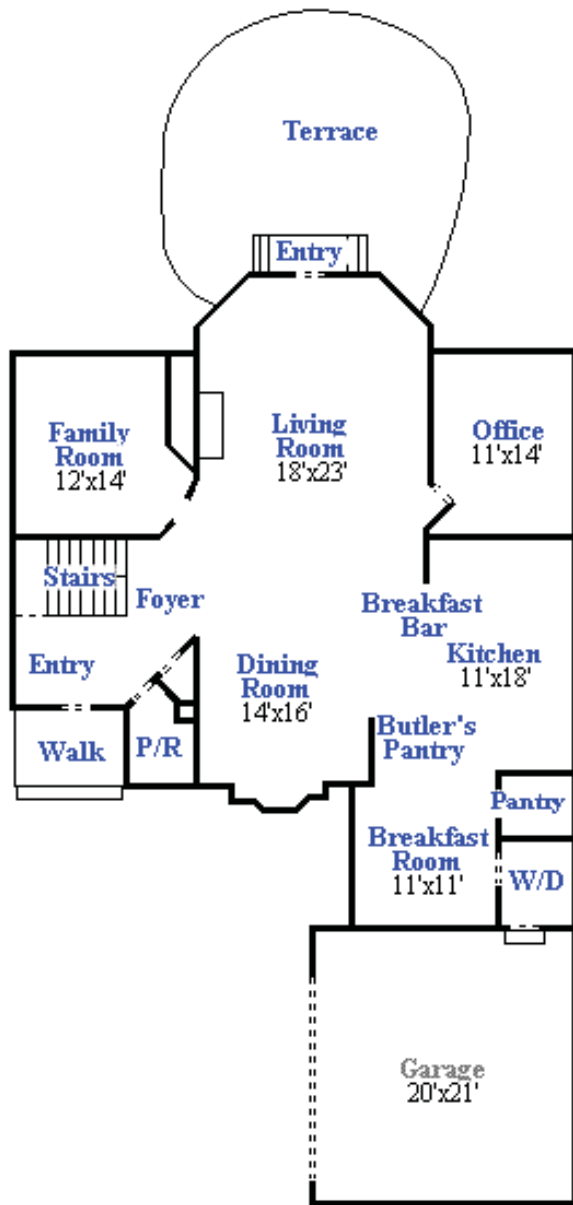
Step into the sunshine and wide open spaces of this delightful home. Customized to create a contemporary feel inside a more traditional facade, it is so perfect for living and entertaining. The gorgeous gourmet kitchen has a wonderful eat-in space and every amenity - dramatic granite counters, abundant cabinetry, stainless appliances, double ovens, a walk-in pantry and a wine cooler. The kitchen overlooks handsome living and dining areas while the home office is tucked away behind a glass paned door. There is also a handy den/play room and a half bath on this level.

The master bedroom suite anchors the upstairs. Enter through double doors that open to a view of the expansive backyard and luxuriate in the master bath with its extra deep soaking tub. There are his and hers closets and vanities and a separate shower as well. Three more bedrooms - one with its own full bath - and third full bath occupy this floor.

The huge unfinished basement is ready and waiting for you to make it your own. There is plenty of space for a fifth bedroom, a large media room, recreation room and storage. It is already plumbed for the fourth bathroom.

Add a beautiful round slate and brick patio with seating walls, a two car garage, a gas fireplace, generous oversized windows throughout and you have a wonderful place to call home. All of this is walking distance to the highly sought after Hollin Meadows Science and Math Focus School, the community swim and tennis club and the regional library. It is just minutes to shopping, dining, Historic Old Town Alexandria, Washington D.C., Reagan National Airport and all that the Greater Washington Metropolitan Area has to offer.

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**2719 Woodlawn Trail
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Price: \$749,000
Subdivision: Hybla Valley Farms
Year Built: 2004
Type: Detached
Style: Contemporary Colonial
Lot Size: 19,702 sq ft
Living Area: Approx. 3,520 sq ft
plus Unfinished Basement
Water/Sewer: Public
Heat: Gas
CAC (Type): Electric
Hot Water: Gas
Fireplace: Gas
Parking: Driveway/Garage
Taxes: \$8,528 (2008)
Elementary: Hollin Meadows
Middle School: Carl Sandburg
High School: West Potomac

Total Bedrooms 4
Total Baths 3
Total Half Baths 1
Living Room (MN) 23' x 18'
Dining Room (MN) 16' x 14'
Kitchen (MN) 18' x 11'
Breakfast Room (MN) 11' x 11'
Family Room (MN) 14' x 12'
Office (MN) 14' x 11'
Master BR (UL) 19' x 18'
Bedroom 2 (UL) 14' x 11'
Bedroom 3 (UL) 14' x 11'
Bedroom 4 (UL) 17' x 13'
Garage (MN) 21' x 20'



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