

ROBIN ARNOLD

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www.mcenearney.com

109 South Pitt Street
Alexandria, Virginia

703-549-9292

7715 Kirkside Drive
Alexandria, Virginia 22306

Offered at \$725,000

Specializing in the marketing of fine residential properties.



This classic all brick center hall colonial awaits you. The kitchen has been nicely updated with gorgeous granite counters, warm wood cabinetry and stainless appliances. It has been opened to the former dining room to create a more functional space for today's lifestyle. The living room spans the house with a beautiful manteled fireplace being the focal point. It is warm and bright with East, South and West exposures and is currently being used for formal dining as well. There is also a cozy den on this level with a fireplace and sliding glass doors to the expansive deck and fully fenced yard beyond. The lower level has been finished beautifully with yet another fireplace, tall ceilings and lots of natural light. There is a gorgeous full bath here and plenty of space to add a fifth bedroom. Upstairs offers four good sized bedrooms, two full baths, lots of closet space and pull down stairs to the attic. All of this located in lovely Kirkside - walking distance to the highly acclaimed and sought after Hollin Meadows Science and Math Focus School, the Hollin Meadows Swim and Tennis Club and the Sherwood Hall Regional Library.

7715 Kirkside Drive - Alexandria, Virginia 22306



Price: \$725,000
 Subdivision: Kirkside
 Year Built: 1963
 Type: Detached
 Style: Colonial
 Construction: All Brick
 Basement: Full, Finished
 Water/Sewer: Public
 Heat: Gas
 CAC (Type): Electric
 Hot Water: Gas
 Fireplace: 3 Wood Burning
 Parking: Driveway
 Taxes: \$6,278 (2008)
 Elementary: Hollin Meadows
 Middle School: Carl Sandburg
 High School: West Potomac

Total Bedrooms	4
Total Full Baths	3
Total Half Baths	1
Living Room (MN)	20' x 13'
Dining Room (MN)	13' x 8'
Kitchen (MN)	13' x 11'
Family Room (MN)	17' x 13'
Office (MN)	20' x 11'
Master BR (U1)	14' x 14'
Bedroom 2 (U1)	14' x 12'
Bedroom 3 (U1)	14' x 12'
Bedroom 4 (U1)	14' x 10'
Rec Room (L1)	27' x 17'



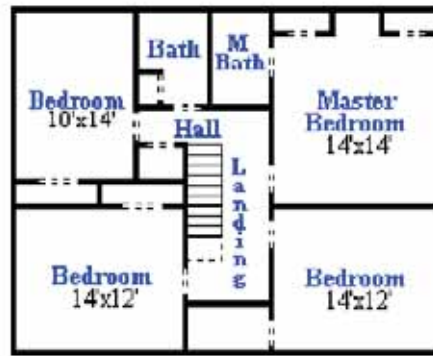
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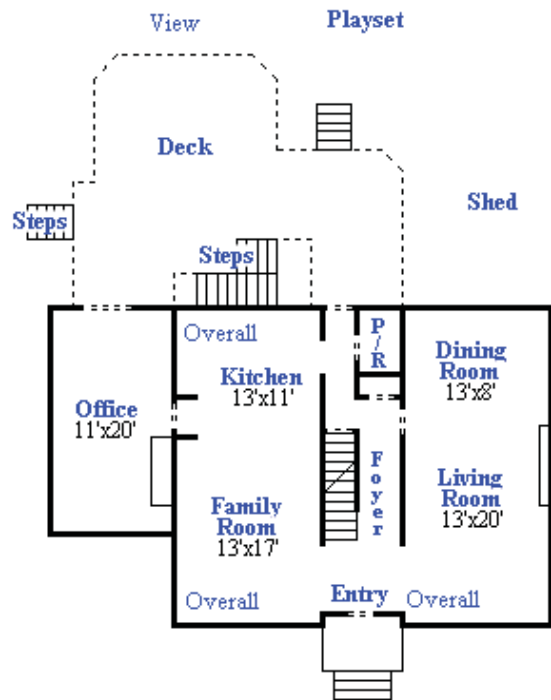
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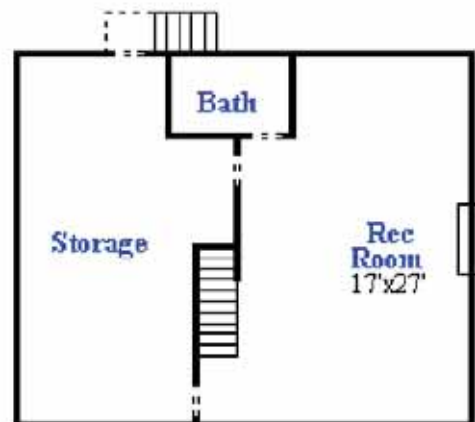
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Upper Level



Main Level



Lower Level