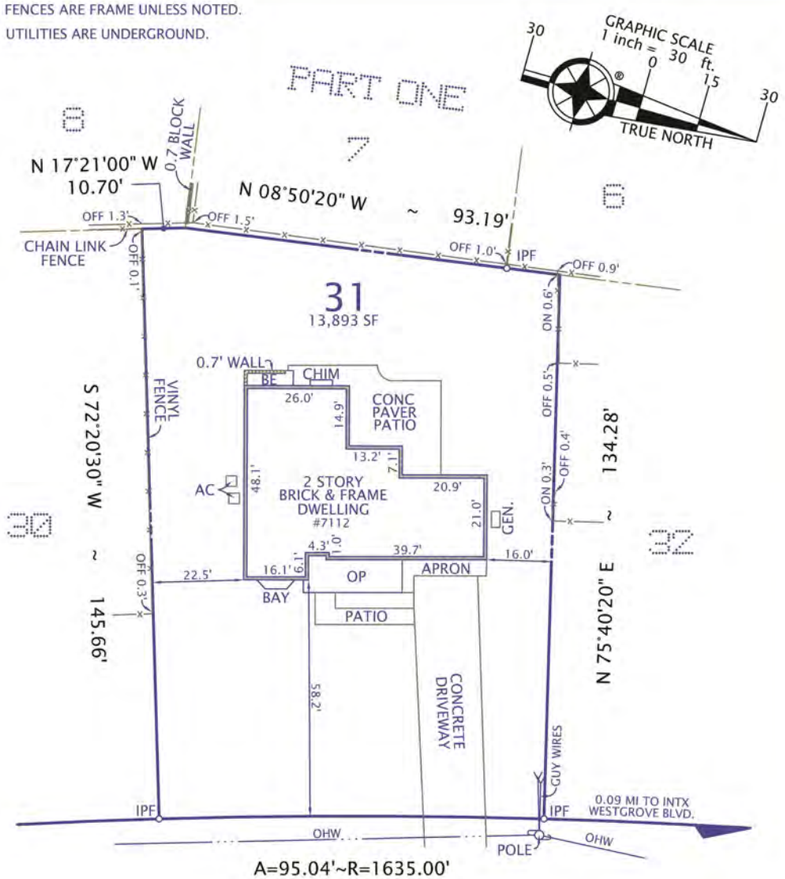
NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
2. UTILITIES ARE UNDERGROUND.



MARINE DRIVE

50' WIDE ~ STATE ROUTE #1514

PLAT

SHOWING HOUSE LOCATION ON
LOT 31, BLOCK TWO, PART THREE, SECTION TWO

MARLAN FOREST

(DEED BOOK 726, PAGE 421)

FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT
SCALE: 1" = 30' OCTOBER 22, 2019

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

COMMONWEALTH OF VIRGINIA
10/22/2019
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR
George M. O'Quinn

ORDERED BY:
RESULAJ/HASAJ

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

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7112 Marine Drive, Alexandria, VA 22307

Offered at $1,550,000

Partners In Real Estate

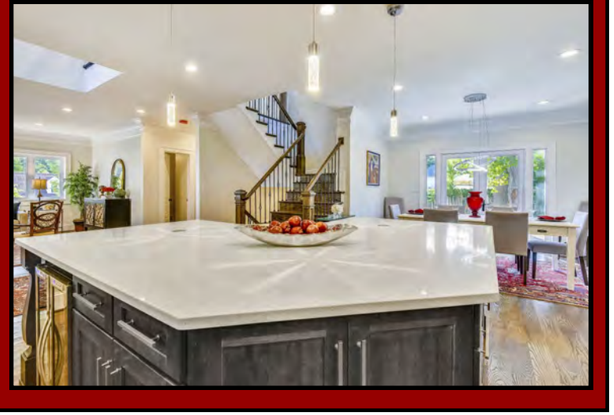
Marjorie J. Spires
Phone: (703) 765-3500
Cell: (703) 472-7713

David W. Spires
Phone: (703) 765-3500
Cell: (703) 850-4256

7910 Andrus Road, Suite 15, Alexandria, VA 22306
Email: hometeam@partnersinrealestate.com
Web: http://www.partnersinrealestate.com

Main Level Two Story Entry with Large Center Vestibule *9’ Ceilings *Hardwood Floors *Custom Vinyl-Clad Casement Windows *Recessed Lighting *Custom 10” Decorative Crown Moulding

Expansive Bay-Front Formal Living Room with Abundant Natural Light *Generous Dining Area with Seating for up to 8 people looking to lush Rear Elevation and Patio *Open Concept Design connects Main Level Activities

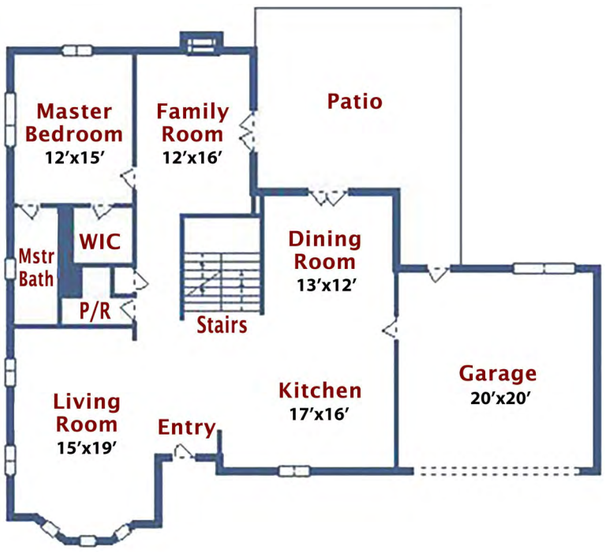


The 5th Bedroom/Bath Suite on the Lower Level is the perfect AuPair/Young Adult Suite. Note the generous tiled Shower Bath and Granite Vanity Top. Flooring is Engineered Hardwood. Lighting is Recessed. The large Laundry Room has generous Upper and Lower Cabinetry with Granite Counters and Utility Sink work area. Both Washer and Dryer are Samsung brand. Adjacent to the Laundry is an Exercise Room with Recessed Lighting and Engineered Hardwood Flooring.

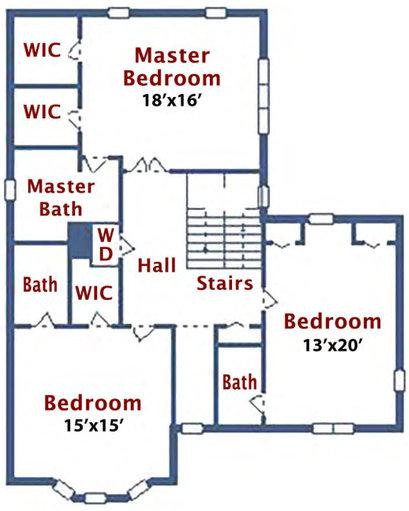
These Exterior Photos exhibit the no-maintenance concrete driveway and 20K Generac Generator. Main Level Roof and Garage Roof are Composite, Architectural Shingles. The Porch Roof is Metal. In addition, there is a Six-Zone Landscape Irrigation System. A large Slate Patio is located at the Rear Elevation and is accessed from the Dining Area and Family Room.

Main Level:	**1,750**
Upper Level:	**1,600**
Lower Level:	**1,500**
Approx. Square Feet:	**4,850**

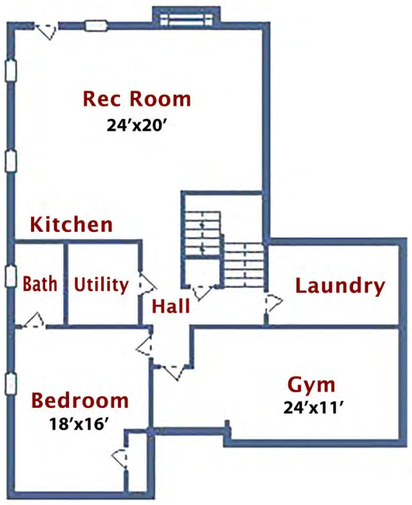
SCAN ME



Main Level



Upper Level



Lower Level

The Family Room with wood-burning fireplace is flanked by Custom Bookcases and is located at the Rear Elevation adjacent to a Wonderful Main Level Master Suite with Walk-in Closet and Shower Bath.

Chef's Kitchen features Arctic Quartz Counters, Medallion Custom Cabinetry and Island, Thermador Freezer-Bottom Refrigerator (Ice Maker), Range Hood, 5-Burner Cooktop (with Pot Filler), Wall Ovens featuring dual Speed Oven/Microwave, Conventional Oven with WiFi for Remote Cooking along with Newair 36-Bottle Wine Refrigerator and Ruvati (Italian) Stainless Sink and accessories.

The Upper Level features Hardwood Floors, Custom Five-Panel Doors, Recessed Lighting, Crown Moulding and Vinyl-Clad Double Pane Casement Windows throughout. The Crystal Chandelier is suspended from this level at the Front Elevation. The Upper Vestibule contains a Laundry Closet for a Stack Washer/Dryer.

The Larger Master Bedroom Suite sits at the Rear Elevation of this level and features His and Hers Walk-in Closets, Ceiling Fan, Windows on Three Sides. The Luxury Shower Bath features an Ello Allo Temperature-Controlled Over-sized Shower with Rainfall, Body Sprays, Hand-Held and Foot Faucets. The Dual Sinks have Granite Counters. Floors are Marble with Glass-Tiled Surround.

The 3rd and 4th Bedroom/Bath Suites are located at the Front Elevation of the Upper Level. Both feature custom-designed stonework in the Baths. The Suite to the North has matching double closets and tub bath. The Suite to the South has Walk-in Closet and Shower Bath. Both Suites feature Crown Moulding, Recessed Lighting and Hardwood Floors.

The Recreation Room is quite large and features a Raised-Hearth Stone Fireplace with Gas Logs, Recessed Lighting, Engineered Hardwood Flooring and Wall Speakers to accommodate an Audio System. The Wet Bar is expanded to include full-sized Stainless Steel Refrigerator with Water and Ice Service along with a full-sized dishwasher and stainless sink. Counters are granite. NOTE: All Windows on the Lower Level have been expanded to meet County Code Requirements for safety ingress and egress.

7112 Marine Dr, Alexandria, VA 22307 | **Active** | **Residential** | **$1,550,000**

MLS #:	VAFX2128830
Tax ID #:	0934 03020031
County:	Fairfax, VA
In City Limits:	No
Legal Subdivision:	MARLAN FOREST
Subdiv / Neigh:	MARLAN FOREST
School District:	Fairfax County Public Schools
High School:	West Potomac
Year Built:	1959
Property Condition:	Excellent
Tax Annual Amt/Year:	$17,222 / 2023
Tax Assessed Value:	$1,506,050 / 2023
Land Assessed Value:	$426,000

	Beds	Baths
TOTAL	5	5 Full, 1 Half
Main Level	1	1 Full, 1 Half
Upper Level 1	3	3 Full
Lower Level 1	1	1 Full

Structure Type:	Detached
Style:	Colonial, Contemporary, Other
Levels/Stories:	3
Ownership Interest:	Fee Simple
Abv Grd Fin SQFT:	3,350 / Estimated
Below Grade Fin SQFT:	1,500 / Estimated
Lot Acres / SQFT:	0.32a / 13,893sf / Assessor

Rooms

Bedroom 1:	18 x 16	Upper 1	Bedroom 2:	15 x 15	Upper 1
Bedroom 3:	20 x 13	Upper 1	Bedroom 4:	15 x 12	Main
Living Room:	19 x 15	Main	Kitchen:	17 x 16	Main
Dining Room:	13 x 12	Main	Family Room:	16 x 12	Main
Bedroom 5:	18 x 16	Lower 1	Family Room:	24 x 20	Lower 1
Game Room:	24 x 11	Lower 1	Exercise Room:	24 x 11	Lower 1 Flooring - Other

Features

Constr Materials:	Brick, CPVC/PVC, HardiPlank Type	Accessibility Feat:	2+ Access Exits, 32"+ wide doors, 36"+ wide Halls	Exterior Features:	Extensive Hardscape, Exterior Lighting, Flood Lights, Other, Street Lights, Underground Lawn Sprinkler
Roof:	Architectural Shingle, Metal	Appliances:	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Icemaker, Oven - Wall, Range Hood, Refrigerator, Washer		
Cooling/Fuel:	Ceiling Fan(s), Central A/C / Electric				
Heating/Fuel:	90% Forced Air / Natural Gas				
Water/Sewer:	Public / Public Sewer	Fireplace Count:	2		
Basement:	Yes / Full, Fully Finished, Heated, Improved, Outside Entrance, Rear Entrance, Walkout Stairs, Windows	Laundry Type:	Lower Floor Laundry, Upper Floor Laundry	Outdoor Living Struc:	Patio(s), Porch(es)
				Waterfront/Type:	No
				Zoning:	130
				Attached Garage - # of Spaces:	2

Remarks

Public: COMPLETE REVITALIZATION IN 2019*Roof Removed and Second Story Added*Marvelous, Captivating Three-Level Home w/Two-Story Bay/Bumpout at Front Elevation*Hardwoods on Main and Upper Levels*Custom Five-Panel Doors and Double Pane Casement Windows throughout *Recessed Lighting*Custom Crown Moldings*9'Main Level Ceilings*Central Hardwood Sectional Staircase* 5EnSuite Bedrooms/Bathrooms*Master Suites on Main and Upper Levels*Laundry facilities on Upper and Lower Levels*Spacious Lower Level Bedroom Suite - great for AuPair, In-Laws and Guests. Open-Concept Main Level features Designer Island Kitchen with Medallion (soft-close) Cabinetry, Thermador Stainless Appliances, Cooktop w/Pot Filler, Two Wall Ovens for Microwave, Speed Cooking and Conventional WiFi for Remote Settings, 36 -Bottle Wine Refrigerator, Stainless Steel Sink w/Extendable, Lighted Faucet, French Door Refrigerator/Freezer Bottom w/IceMaker*Electrical Service Popups in Island *Quartz Counters *Pendant Lighting*Custom Backsplash Tiles* Open Dining Concept and Generous Seating adjacent to Kitchen and located at Rear Elevation leading to Stone Patio. The Large Formal Living Room features a Bay Window Bump -out providing an abundance of natural light Located at the Rear of the Main Level is a Cozy Family Room with Gas Fireplace flanked by Custom Built-ins and features a mantel with unique tiled surround. This Room also accesses the Rear Stone Patio creating great flow for Exterior Entertaining. The Larger of the Two Master Bedroom Suites which is located upstairs boasts an elaborate ElloAllo Shower Bath providing Foot Faucet, Body Sprays, Hand-Held Unit and Rain Unit, all of which can be controlled by Digital Temperature Settings. Note the His and Hers Walk-in Closets with Custom Built-ins. Two Additional Bedroom Suites are located on the Upper Level. One features a Jetted Tub/Shower Unit while the other has Elevated Vanity Vessel and Generous Custom Shower. A Utility Closet in the Upper Vestibule offers the convenience of hookups for a Stack Washer/Dryer. A Fully Finished Lower Level can function as an Independent Unit with Outside Walkup Ingress/Egress. The Recreation Room has a Raised-Hearth Stone Fireplace with Gas Logs. Speakers are also mounted for addition of an Audio System. The spacious Wet Bar has Granite Counters, Full Size Refrigerator and Dishwasher. A 5th EnSuite Bedroom with Shower Bath is adjacent to a Large Exercise/Storage/Media Room. The Huge Laundry Room boasts Samsung Front Load Washer and Dryer, Utility Sink, expansive Granite Counters with Storage above and below. Exterior Features: Landscape Lighting, Six-Zone Underground Irrigation System, , No-Maintenance Expanded Concrete Driveway, Two-Car Garage with Automatic Opener and Slate Flooring, Underground Utility Service, Covered Slate Porch w/Metal Roof and a Generac 20K Natural Gas Generator. In addition, A FIOS System is in place featuring a Video Surveillance System.

Listing Details

Original Price:	$1,599,000	Previous List Price:	$1,575,000	DOM:	154
Federal Flood Zone:	No	Sale Type:	Standard	Home Warranty:	No

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