



7134 MERRIMAC DRIVE, McLEAN





# Anne DiBENEDETTO

703.615.1897

Anne@AnneSold.com

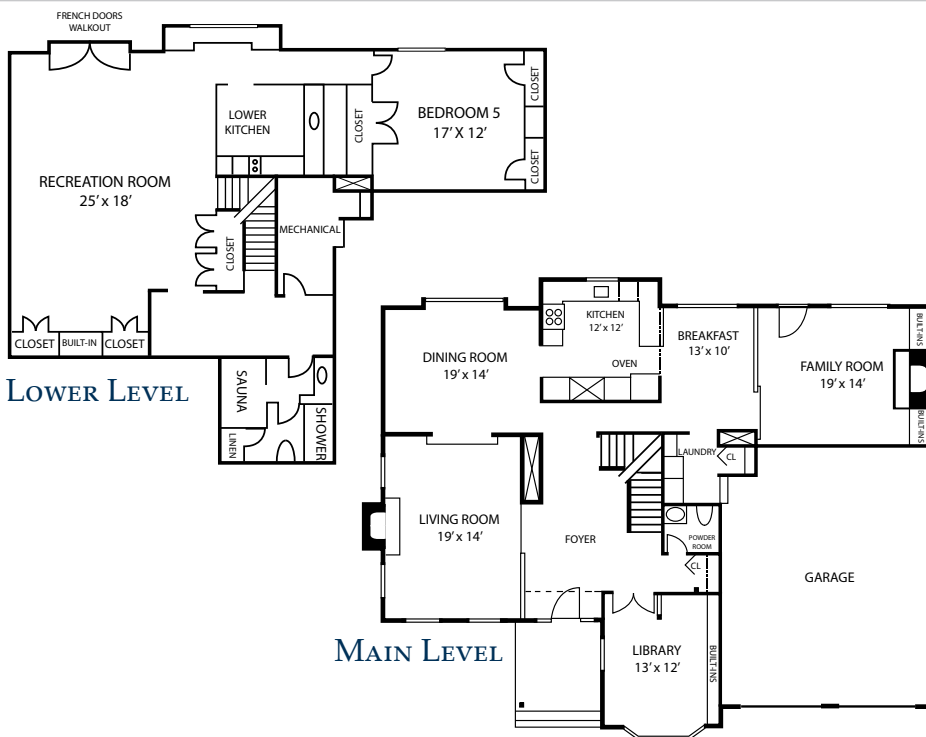
www.AnneSold.com

1320 OLD CHAIN BRIDGE ROAD  
MCLEAN, VIRGINIA 22102



## 7134 MERRIMAC DRIVE - McLEAN, VIRGINIA 22101 - OFFERED AT \$1,129,000

Subdivision:	Merrimac Estates
Age:	1985
Lot Size:	16,255 sq ft or .37 acre
Construction:	Brick & Siding
Basement:	Full Walkout, Finished
Water:	Public
Sewer:	Public
Heat:	Natural Gas, Forced Air
CAC (Type):	Electric
Hot Water:	Natural Gas
Fireplace:	2
Parking:	Oversized 2 Car Garage
Taxes:	\$11,740 (2009)
Elementary School:	Franklin Sherman
Middle School:	Longfellow
High School:	McLean
Total Bedrooms:	5
Total Full Baths:	3
Total Half Baths:	1



### UPDATES AND SPECIAL FEATURES

- Completely Remodeled and Upgraded Kitchen with Crystal Cabinets, Wolf/Sub-Zero/Kitchen Aid Appliances, Lovely Granite Countertops and Kohler Fixtures
- Wonderful Master Suite with New Deluxe Master Bath with Oversized Shower, Crystal Cabinets, Marble Counters and Hardwood Floors
- Fully Finished Lower Level with New Carpet, Walk-Out French doors, Recreation Room, Bedroom, Full Kitchen and Full Bath & Sauna
- Freshly Painted Throughout with All New Carpet.

- Custom Landscape Architect Designed Plantings, New Double Deck and Stone Patio
- Custom Bookcases/Cabinets in Family Room and in Library
- Newer AO Smith energy efficient, 75 Gallon Fast Recovery Gas Water Heater
- Newer Roof and Siding & 6" Gutters
- 2003 Complete Window Replacement
- 2004 new skylights with starlight Low E argon gas filled flat glass,
- New Garage Doors with 2-layer, polystyrene

insulation bonded steel doors

- Whole House ADT Security System
- Medota Seabrook Direct Vent Gas Fireplace Insert with Remote Thermostat and Andover (doors and screens) in Family Room
- Upgraded sprinkler system to Rainbird Rotary Spray System
- Service Agreements on HVAC, security and sprinkler systems

Note: Master Bathroom Mirrors DO NOT CONVEY.

