

4580 Sunshine Court, Woodbridge VA 22192 \$1,190,000

Major Home Features

- Featured in the New York Times and on CNN Travel
- Private wooded lot with waterfront access
- Back up generator (whole house)
- Central vacuum system (dual)
- Audio systems on main, spa room & deck
- Multi-zone Carrier HVAC system w/ humidifier
- 4 Bedrooms, 5.5 baths
- Designer materials throughout: marble, granite, onyx, travertine, slate & etched glass
- Art niches, display cases and built-ins throughout
- Wired alarm system
- Water treatment system
- 3.14 Acres

Main Level Features

- 2-story family room with wall of windows, 2 French doors & gas fireplace
- Wormy-maple hardwood floors
- Kitchen w/ wormy-maple cabinets, Sub-Zero refrigerator and new SS oven, microwave, 6 burner gas range & dishwasher
- Extended table option nestled in island cabinetry
- Walk-in pantry w/ custom doors
- Pocket doors from kitchen to main hallway
- Custom drop ceiling & molding in dining room
- Living room w/ plantation shutters
- Conservatory - award winning design
- Indoor SwimEx pool on main
- Main level bedroom w/ full bath w/ deck access
- Nicely appointed half bath
- Large laundry room w/ custom cabinets, Sub-Zero full freezer and storage room

For photos & movie virtual tour visit
TraciSellsVirginia.com



TRACI OLIVER

REALTOR

703 505 7614

Traci@TraciOliverTeam.com

TraciSellsVirginia.com

TTR Sotheby's International Realty

6723 Whittier Ave Suite 100

McLean, VA 22101

703 319 3344

Upper & Mezzanine Level Features

- Master suite with gas fireplace, custom cabinetry & private deck
- Master bath w/ jetted tub, audio sound system in shower & closet, dual sinks, heated towel rack, & mini refrigerator
- Second laundry area in master
- Dual master closets w/ built-ins
- Loft "bridge" overlooking 1st floor
- Office w/ built-ins (possible 5th bedroom) overlooking family room
- 2 additional ensuite bedrooms

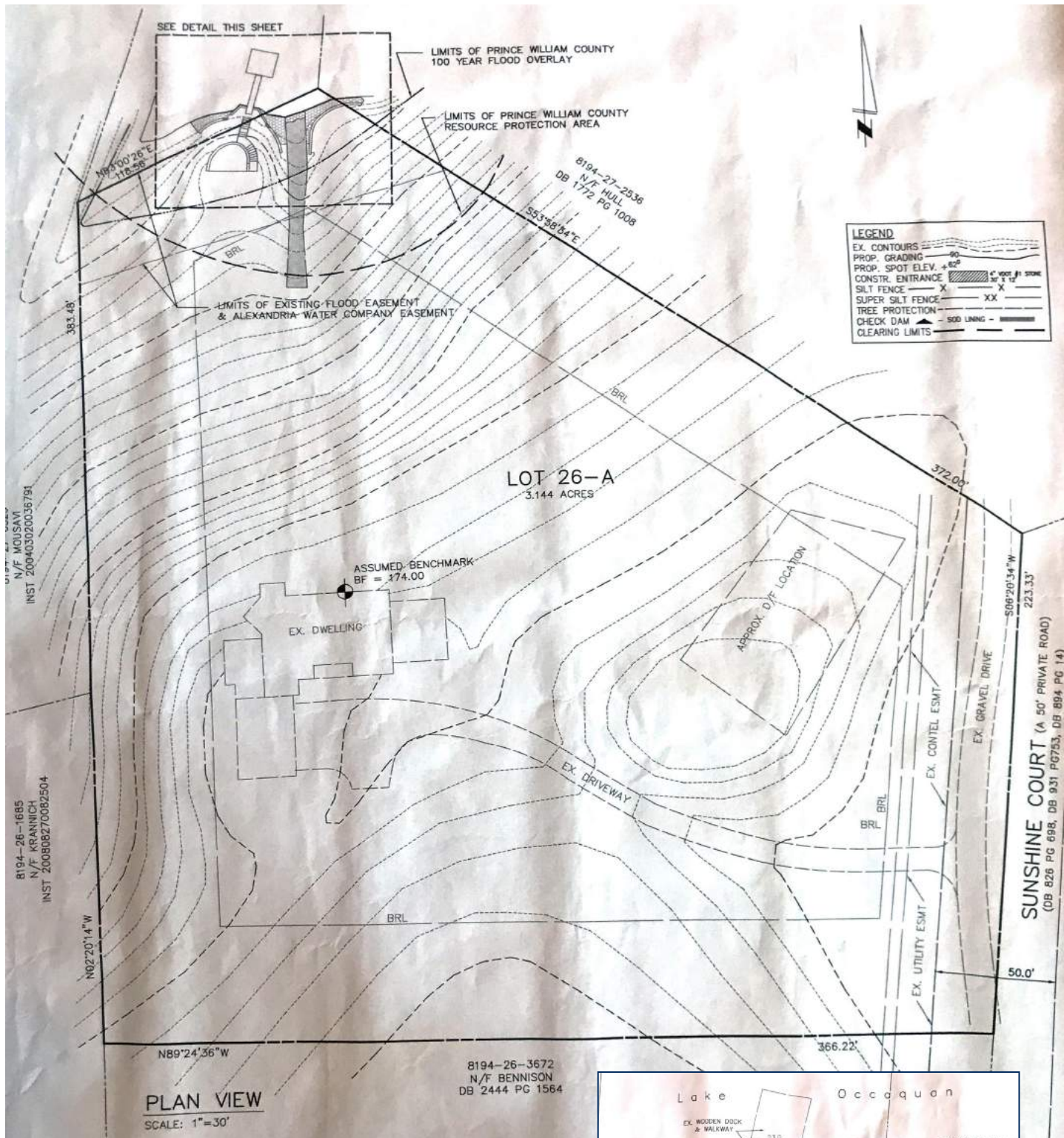
Lower Level Features

- Walkout to patio terrace level
- 2 additional offices w/ custom built-in cabinetry
- Wet bar w/ mini refrigerator
- Recreational room
- Steam shower & dry sauna
- Cedar closet
- Work-out gym
- Extensive storage area

Exterior Features

- Waterfront with cove, floating dock and stone patio
- Pontoon boat (18' w/ 9.9hp Yamaha), boat trailer, stone patio area/retaining wall, and storage area including kayak storage
- Multi level decking
- Built-in hot tub
- Oversized 3-car garage w/ additional storage
- Extra parking area for 8, wired for RV
- 2 stone patios off main level
- Koi pond w/ waterfall and separate deck
- Extensive professional landscaping
- Professional outdoor lighting systems





LEGEND

| | |
|-------------------------|--|
| EX. CONTOURS | |
| PROP. GRADING | |
| PROP. SPOT ELEV. + 6.0' | |
| CONSTR. ENTRANCE | |
| SILT FENCE | |
| SUPER SILT FENCE | |
| TREE PROTECTION | |
| CHECK DAM | |
| CLEARING LIMITS | |

