

117A PARK ST NE, VIENNA, VA 22180

TOP FEATURES

- BUILT IN 2025 BY BUKONT HOMES, GROVE ON PARK ASPEN MODEL
- 3 BEDROOMS | 3.5 BATHROOMS | 2,850 SQUARE FEET
- PRIVATE ELEVATOR PROVIDING CONVENIENT ACCESS BETWEEN LEVELS AND THE ABILITY TO AGE IN PLACE
- HIGH CEILINGS, ENGINEERED WOOD FLOORING, LUXURY CABINETRY, AND HIGH-END FINISHES THROUGHOUT
- GOURMET KITCHEN WITH PREMIUM WOLF, SUB-ZERO, AND MIELE APPLIANCES
- FOUR SEASON ROOM WITH BEAUTIFUL FOLIAGE VIEWS AND A PRIVATE FEEL IN THE CENTER OF VIENNA
- ATTACHED TWO CAR GARAGE PLUS RESERVED PARKING SPACE AND AMPLE NEARBY VISITOR PARKING
- MOVE IN READY AND LOCATED IN THE HEART OF DOWNTOWN VIENNA

SCHOOLS

- VIENNA ELEMENTARY SCHOOL
- THOREAU MIDDLE SCHOOL
- MADISON HIGH SCHOOL

FEATURES

- BUILT IN 2025
- HVAC: 3 ELECTRIC ZONES SERVING THE LIVING LEVELS AND FOUR SEASON ROOM
- FURNACE: 2025
- HOT WATER: 2025
- ENGINEERED WOOD FLOORING THROUGHOUT: 2025
- WOLF, SUB-ZERO, AND MIELE KITCHEN APPLIANCES
- CEILING FANS IN ALL BEDROOMS, LIVING ROOM, AND FOUR-SEASON ROOM
- MOTORIZED WINDOW TREATMENTS THROUGHOUT WITH TOP-DOWN/BOTTOM-UP OPERATION AND BLACKOUT SHADES IN ALL BEDROOMS
- AUTOMATED TIMERS ON EXTERIOR LIGHTING
- FRONT AND REAR SECURITY CAMERAS WITH KEYPAD DOOR LOCKS CONNECTED TO THE SECURITY SYSTEM
- GLASS ENCLOSURES ON ALL SHOWERS AND BATHTUB
- OVERSIZED LAUNDRY ROOM
- ATTACHED TWO CAR GARAGE PLUS ONE RESERVED PARKING SPACE
- PUBLIC WATER AND SEWER
- COX INTERNET WITH VERIZON AVAILABLE
- IN-WALL SAFE IN PRIMARY BEDROOM CLOSET
- GROVE ON PARK CONDO ASSOCIATION: \$600/MONTH
 - CONDO FEE INCLUDES WATER, EXTERIOR MAINTENANCE, SNOW REMOVAL, AND INSURANCE FOR COMMON AREAS AND THE BUILDING

FAVORITE THINGS

1. PRIVATE ELEVATOR MAKES MOVING LARGER ITEMS BETWEEN FLOORS EASY AND PROVIDES THE OPTION TO AGE IN PLACE
2. DIRECTLY IN THE CENTER OF DOWNTOWN VIENNA WITH A SHORT WALK IN VIRTUALLY ANY DIRECTION TO SHOPS, RESTAURANTS, AND EVERYDAY CONVENIENCES
3. WALK TO COMMUNITY EVENTS ON CHURCH STREET AND THE TOWN GREEN
4. BEAUTIFUL FOLIAGE VIEWS PROVIDE A SURPRISINGLY PRIVATE SETTING FOR SUCH A CENTRAL LOCATION
5. GREAT NEIGHBORS AND A STRONG SENSE OF COMMUNITY
6. AMPLE VISITOR PARKING CONVENIENTLY LOCATED NEXT TO THE HOME
7. LUXURY FEEL THROUGHOUT THE CABINETRY, APPLIANCES, AND FINISHES
8. HIGH CEILINGS CREATE AN OPEN, SPACIOUS FEEL
9. EASY DOWNTOWN LIFESTYLE WITHOUT SACRIFICING PRIVACY
10. MOVE IN READY

ALL INFORMATION ON THIS LISTING IS PROVIDED BY THE SELLER TO THE CASEY SAMSON TEAM, BUT IS SUBJECT TO ERRORS AND OMISSIONS AND SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION