

Don't Overlook Reston's FABULOUS Amenities!

Reston Golf Course, Worldgate Athletic Club, Frying Pan Park Equestrian, 17 Outdoor Pools, 49 Tennis Courts, 22 Multi-Purpose Basketball and Volleyball Courts, 25 Baseball and Soccer Fields, 2 Ice Skating Rinks, 21 Picnic Areas, 4 Beautiful Lakes, Dog Parks, and more than 50 miles of paved pathways for walking, running, cycling, and jogging!!



Enjoy 50 Miles of Reston Bike Trails!



Lake Fairfax Nearby!



Walk the Path to North Point Shopping Center!



Dulles Airport only 7.7 Miles Away!



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Exterior in the Spring!



1563 Bennington Woods Court
Reston, Virginia 20194

The following items convey:

<input checked="" type="checkbox"/> Built-in Microwave	<input checked="" type="checkbox"/> Refrigerator
<input checked="" type="checkbox"/> Clothes Dryer	<input checked="" type="checkbox"/> Stove or Range
<input checked="" type="checkbox"/> Clothes Washer	<input checked="" type="checkbox"/> Storage Shed
<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Window Treatments*
<input checked="" type="checkbox"/> Disposer	


*If buyer does not want, seller wishes to retain.

The seller thanks you in advance for showing her property!

If you choose to write an offer on the property, please note the following to ensure the contract is complete:

1. For your convenience, the listing agent's contact information is: Cell Phone is (703) 850-6461, Home Office (703) 759-0552. Please fax the offer to the listing agent at (703) 717-5918.
2. Please ensure prospective buyers are fully loan-approved for the price they offer. Please ensure the offer is accompanied by a loan approval letter from a lender.
3. Please ensure the Deliveries paragraph is filled out for both Seller and Buyer (Paragraph 1). Please put the seller's email address (tab700@yahoo.com). If Conventional Financing, please ensure the Appraisal deadline is no longer than 14 days in Paragraph 4.
4. Please ensure a Property Disclosure is included with the offer.
5. If Buyer does not want Window Treatments, Seller would like to keep them.

THANK YOU FOR ALL OF YOUR EFFORTS!! Sherri Krohl, McEneaney Associates, Inc.- McLean Office 790-9090, x414

 All information is deemed accurate, but as it is provided by third parties, it is not guaranteed.

Specializing in the marketing of fine residential properties.

What Makes This Home So Special

How Many Townhomes have you seen that DO NOT Back to Other Townhomes??!!

This Home Backs to woods!

Beautiful Hardwoods Floors on Entire Main Level!

All Windows on Back of Home are Newer Double Thermopane Windows for Energy Efficiency!

All Windows on Front of Home are Upscale Anderson Windows!

HVAC Recently Replaced with Upgraded 13 Seer System

Upgraded Light Fixtures Throughout!

Newer Hot Water Heater, 2006

Homeowner's Association Cuts Grass in BOTH Back AND Front Yard!!

Cul-de-sac Location!

***** Main Level Features *****

Living Room with Sunlight Streaming through the Abundant Windows!!

- Upscale Anderson Windows
- Recessed Lighting

Beautifully Updated Kitchen

- With Stylish Custom Tile Backsplash
- New Maple Cabinetry Custom Designed for this Kitchen
 - With Extra Wide & Deep Drawers to Maximize Space
 - And Pull-out Feature for Easy Access!
- Corian Countertops
- Extra Deep Stainless Steel Sink
- Custom Undercabinet Designer Lighting
- Stove with Radiant Heat
- Built-in Microwave

Dining Room Right off of Kitchen

Cozy Family Room that Walks Out to Total Treed Privacy!

- Hardwood Floors
- Recessed Lighting
- Upscale Wood Blinds

Updated Powder Room

- With Upscale Wood Pedestal Sink
- And Dramatic Custom Tile Floor

Laundry Room

- With Additional Storage AND Full-size Washer/Dryer
- Additional Storage in Shed Outside

Coat Closet



Great First Impression!



Stunning Renovated Gourmet Kitchen



Cozy Family Room Retreat Right off of Kitchen



Elegant Living Room



Master Suite with Private Master Bath



Both Bedrooms 2 & 3 Back to Treed Privacy!



Backs to Woods!!!



Minutes to Popular Reston Town Center

***** Upper Level Features *****

Chic Master Bedroom Retreat with Upgraded Private Master Bath

- Great Treed Privacy 9 out of 12 months per year!!!
- Closet Stretchers and Additional Storage Deep on Left Side of Closet
- Beautiful White Blinds

Updated Private Master Bath

- With Elegant Pedestal Sink
- Upscale Shower Stall
- Upscale Custom 12" Tile

Bedrooms 2 & 3 Back to Wooded Privacy!!

- Elegant Roman Shades

Linen Closet

Attic Space for Additional Storage

***** Exterior Features *****

Homes Backs to Trees!! Dreamy/ Secluded

Brick Patio

Storage Shed

Low-maintenance Perennials are Planted in

Front and Back Gardens

Tot Lot Right Behind Home!

One Reserved Parking Space PLUS Ample Additional Parking

Location * Location *** Location**

"Near-Everything" Location!!

CONVENIENCE GALORE!!!!!!

Located on the Express Bus Route

ONE MINUTE WALK TO:

- Olympic Size Pool with Children's Pool & Dog Park Behind the Trees, and Baseball Diamond!

A FEW MORE STEPS ON RESTON ASSOCIATION PATH TO:

- North Point Shopping Center: Giant, Starbucks, Blockbuster, Baskin Robbins, and more!

MINUTES TO:

- Upscale Reston Town Center, Harris Teeter, Trader Joe's, Lake Newport, Lit Tennis Courts, Soccer Field, Dulles Toll Road, Route 7, Tysons Corner