

Special Features

1001 Croton Dr. Alexandria, VA 22308

Interior Features

- Full main level remodeled and expanded by previous owners (2017)
- Hardwood floors throughout main and bedroom levels
- Crown molding, recessed lighting, and plantation shutters throughout
- Designer paint and wallpaper selections; Serena & Lily wallpaper in upper bath and bedroom (2022)
- Double pane vinyl windows throughout
- Baldwin hardware throughout
- Elfa custom closet systems
- Dormered 4th and 5th levels for added space and natural light
- Gas fireplace insert with fully rebuilt chimney from roofline up, replaced firebox, replaced chimney liner (2024)

Kitchen

- Fully remodeled (2017) with granite countertops, marble tile backsplash, and custom Wolf soft-close cabinetry
- Large center island with seating for five
- All appliances replaced (2024)

Lower Level

- Walkout basement with family room, rec/game room or gym
- Laundry room with Electralux washer and dryer with pedestals (2024) cabinetry, utility sink, and tile flooring

Bathrooms

- Both full bathrooms recently remodeled with updated fixtures and finishes



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Exterior & Grounds

- Expanded Haddon model on one of the largest lots in Waynewood Proper
- Hardie plank and brick exterior painted Benjamin Moore White Dove (2020)
- Professionally landscaped with mature plantings and laurels; fully fenced backyard
- Wood deck, paver patio with connecting walkway
- Storage shed

Systems & Mechanical

- American Standard HVAC (2017)
- Mitsubishi split system heat pump, upper level (2019)
- Electrical panel replaced (2017)
- AO Smith water heater (2009)
- Roof (approx. 2009)
- Crawl space encapsulated with dehumidifier (2024)
- Attic insulation replaced (2024); additional above-roofline insulation added (traditional and high-efficiency foam)
- Air duct and dryer vent cleaning (2024)

The items marked YES below are currently installed or offered and will convey:

<u>Yes # Items</u>	<u>Yes # Items</u>	<u>Yes # Items</u>
<input type="checkbox"/> ___ Alarm System	<input type="checkbox"/> ___ Freezer	<input type="checkbox"/> ___ Satellite Dish
<input checked="" type="checkbox"/> ___ Built-in Microwave	<input type="checkbox"/> ___ Furnace Humidifier	<input checked="" type="checkbox"/> ___ Storage Shed
<input checked="" type="checkbox"/> ___ Ceiling Fan	<input type="checkbox"/> ___ Garage Opener	<input checked="" type="checkbox"/> ___ Stove or Range
<input type="checkbox"/> ___ Central Vacuum	<input type="checkbox"/> ___ w/ remote	<input type="checkbox"/> ___ Wall Oven
<input checked="" type="checkbox"/> ___ Clothes Dryer	<input checked="" type="checkbox"/> ___ Gas Log	<input type="checkbox"/> ___ Water Treatment System
<input checked="" type="checkbox"/> ___ Clothes Washer	<input type="checkbox"/> ___ Hot Tub, Equip & Cover	<input type="checkbox"/> ___ Window A/C Unit
<input type="checkbox"/> ___ Cooktop	<input type="checkbox"/> ___ Intercom	<input type="checkbox"/> ___ Window Fan
<input checked="" type="checkbox"/> ___ Dishwasher	<input checked="" type="checkbox"/> ___ Playground Equip	<input checked="" type="checkbox"/> ___ Window Treatments
<input checked="" type="checkbox"/> ___ Disposer	<input type="checkbox"/> ___ Pool, Equip, & Cover	<input type="checkbox"/> ___ Wood Stove
<input type="checkbox"/> ___ Electronic Air Filter	<input checked="" type="checkbox"/> ___ Refrigerator	
<input checked="" type="checkbox"/> ___ Fireplace Screen/Door	<input checked="" type="checkbox"/> ___ w/ ice maker	

Additional Conveyances:

Beverage fridge & swing set convey

Living room couch and bench directly behind couch can convey.

