

# 9103 CHICKAWANE CT

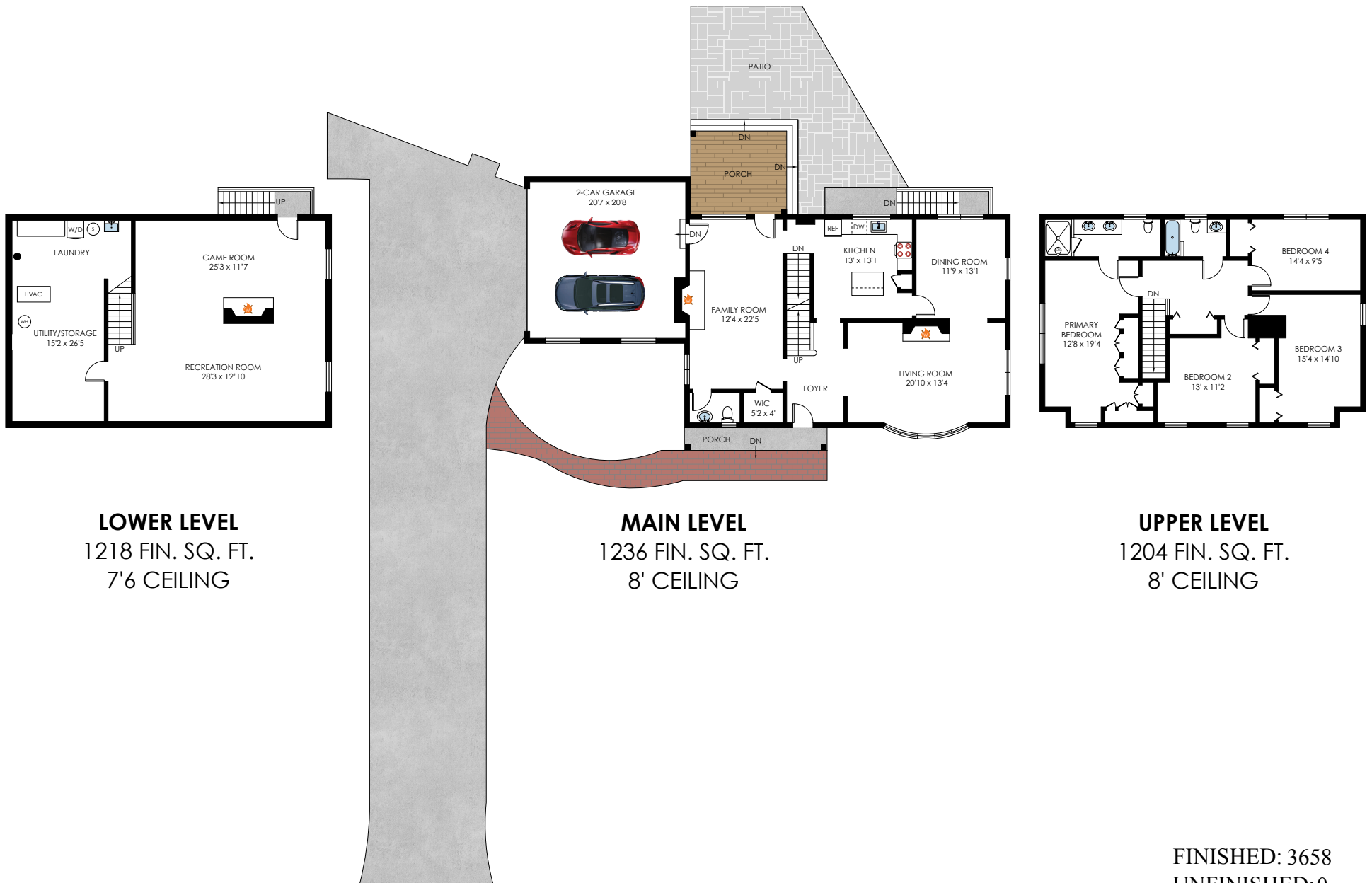
ALEXANDRIA, VA 22309



**SITE PLAN**

# 9103 CHICKAWANE CT

## ALEXANDRIA, VA 22309



FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSE ONLY, AREA NOT TO SCALE AND SHOULD BE VIEWED WITH THIS IN MIND BY ANY PROSPECTIVE PURCHASER.

FINISHED: 3658  
UNFINISHED: 0  
TOTAL: 3658

9103 Chickawane Court  
Alexandria, Virginia 22309

**Interior Features & Updates:**

- Floors refinished where needed with hardwood flooring added to the kitchen, hall closet and powder room.
- Baseboards updated & baseboard heating cleaned and replaced with custom covers.
- All ceiling vents replaced and updated.
- Lighting replaced throughout.
- Closet systems added to all bedrooms and upper level hall linen closet.
- Kitchen Updates
  - Replaced flex duct from hood vent to rigid vent (2024)
  - Replaced hood vent (2022)
  - Installed hardwood floors (2018)
  - Moved and upgraded kitchen lighting (2017)
  - Installed subway backsplash to extend around kitchen sink (2015)
  - Replaced gas range (2015)
- Primary Suite Renovation (October 2020):
  - Primary bathroom gutted to expand & installed large walk-in shower, double sink teak vanity with quartz counter tops, new lighting, porcelain tile, new toilet, and new door.
  - Installed new closet system that doubled hanging and storage area.
- Guest Hall Bath Renovation (October 2020):
  - Bathroom gutted and updated to include teak vanity with quartz counter tops, new acrylic tub, glass shower door, new toilet, new lighting, porcelain tile, and new door.
- Lower Level:
  - Painted ceiling to seal wood in laundry room, walls finished with new drywall, new electrical outlets and lighting. (2023)
  - Floor sealed, painted and polyurethane coated. (2023)
  - Upgraded laundry room sink with farmhouse sink, installed new light fixture, and added butcher block folding table and storage shelves. (2023)
  - New front loading washing machine and dryer (2018)
  - Gutted including removal of linoleum tile, drop ceiling and wood and drywall coverings back to cinderblock. (2016)
  - Ceiling painted to increase ceiling height. (2016)
  - Cinderblock waterproofed, 2-in rigid insulation (In-So-Fast structural) installed on all walls with new drywall, new electrical outlets, and extensive new lighting. (2016)
  - Luxury vinyl planks installed with new baseboards, trim and painting. (2016)
  - New windows installed. (2016)

**Exterior Features & Updates:**

- Installed overhang to basement door (2024)
- Entire garage repainted with epoxy coating on floor (2024)
- Replacement of all windows with double-pane. Lifetime warranty transferable to new owner. (2021)
- Painted entire back porch. (2021)
- Installed French drain in southeast side of backyard to alleviate standing water issues and French drains along driveway. (2021)
- Exterior aluminum siding and trim repainted. (2020)
- Replaced garage door. (2020)
- Roof replaced with architectural shingles and ridge vent installed. Lifetime warranty transferable to new owner. (2020)
- Installed 800 sf of concrete at top of driveway. (2019)
- Main level exterior doors replaced with new wood doors including hardware. (2019)
- Installation of dry creek bed to route rainwater from property to street. (2019)
- Replaced fence with 5-ft wood fence including enclosed area for garbage cans. (2018)
- Updated porch decking. (2017)
- Installed new front brick pathway and larger paver patio, increased size of posts on front porch, installed new and additional porch lighting, repainted entire front porch, and added new paver walkways. (2016 & 2019)
- Installed wrap steps around covered back porch and installed hose bib to front of house. (2016)
- Regraded front and back yards for proper drainage and downspouts buried and routed away from house. (2015)
- Updated all outside lighting, installed new Clearview storm door to front door.
- Removed 5 large white oak trees due to deterioration and disease.
- Installed 7,500 sf of sod on front and back yards.
- Planted 25+ trees and 100+ shrubs.

**Systems & Utility:**

- AC & Air Handler (2014)
- Boiler (2014)
- Electric panel (2014)
- Hot Water Heater (2013)
- Air handler and all ducts cleaned and sanitized. (2021)
- Home energy audit completed with spray foam insulation added to attic to increase R value to 49, all ducts foam coated to reduce heat losses, and soffits in attic and rim joists in basement sealed with spray foam insulation. (2018)
- Nest thermostat controllers installed on main level for 1<sup>st</sup> floor zone heating and whole house cooling and 2<sup>nd</sup> floor zone heating.
- Please note: Chimneys have been inspected and maintained; however, fireplaces have never been used.