

Special Features

7117 Marlan Dr. Alexandria, VA 22307

Modern Luxury & Resort-Style Living in Marlan Forest

Beautifully reimagined with extensive renovations and thoughtfully curated upgrades, 7117 Marlan Drive offers exceptional indoor-outdoor living. Blending timeless charm with modern functionality, this move-in ready residence showcases a stunning 2024 kitchen renovation, remodeled lower level, updated primary bath, and major system improvements throughout. Bright, open living spaces overlook a private resort-style backyard featuring a heated saltwater pool, hot tub, expansive entertaining areas, and professionally landscaped grounds, creating an ideal setting for both everyday living and effortless entertaining.

LIVING SPACES & INTERIOR FEATURES

- Bright, open main living spaces designed for everyday living and entertaining
- Gas fireplace with new gas lines and Kozy Heat gas insert
- Crown molding and shoe molding throughout
- French doors in front room
- Porcelain tile entryway
- Andersen storm doors with retractable screens
- Levolor light-filtering blinds in sunroom
- Window upgrades
- Large picture windows providing abundant natural light and backyard views
- Skylight providing additional natural light - secondary bedroom

KITCHEN - CUSTOM REMODEL (2024)

- Fully renovated custom kitchen (2024)
- Quartz countertops with expansive prep and serving space
- Oversized island/peninsula with bar seating
- Built-in dry bar / beverage station with beverage refrigerator & wine fridge
- Custom shaker-style cabinetry with black hardware
- Floating wood shelves
- Stainless steel appliance package
- Whirlpool refrigerator, KitchenAid gas range & oven with designer vent hood, KitchenAid dishwasher
- Pot filler above range
- Deep farmhouse sink
- Under-cabinet lighting and recessed lighting throughout
- Open-concept design with seamless connection to living and dining spaces
- Oversized windows overlooking the rear yard and pool



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PRIMARY SUITE

- Custom built-ins
- En-Suite Bath (Remodeled 2026 – Approx. \$10,000)
 - Renovated primary bathroom
 - Walk-in shower with penny tile flooring
 - Black plumbing fixtures and updated finishes

HALL BATHROOM REMODEL

- White subway tile surround
- Built-in vanity with marble countertop
- Built-in storage
- Hexagon tile flooring
- Deep soaking tub
- Sconce lighting

WALK OUT LOWER LEVEL (REMODELED 2024 – APPROX. \$30,000)

- Luxury vinyl plank flooring
- Flexible in-law suite with full bath
- Two dedicated storage areas
- Utility room bench conveys
- Basement refrigerator conveys
- New sump pumps installed

OUTDOOR LIVING & EXTERIOR FEATURES

- Resort-style rear yard designed for entertaining and relaxation
- Heated saltwater fiberglass pool (Latham guaranteed pool, 2023 – Approx. \$120,000)
- Aluminum pool safety fencing with fully enclosed pool area
- Hot tub retreat
- Expansive concrete pool decking and patio space
- Dedicated outdoor dining and lounge areas
- Extensive professional landscaping with mature trees and plantings
- Decorative rock border surrounding pool
- Rear yard fully fenced for privacy
- Waterproof solar exterior lighting
- Detached storage shed (2023 – Approx. \$5,000)

SYSTEMS & MECHANICAL IMPROVEMENTS

- New HVAC system (2025 – Approx. \$9,000)
- A/C mini-split system added (2024 – Approx. \$7,000)
- New washer & dryer
- New gas lines installed



Conveyances

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

Yes #	Items	Yes #	Items	Yes #	Items
<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 checked="" type="checkbox"/>	___ Water Treatment System
<input checked="" type="checkbox"/>	___ Clothes Washer	<input checked="" type="checkbox"/>	___ Hot Tub, Equip & Cover	<input type="checkbox"/>	___ Window A/C Unit
<input checked="" type="checkbox"/>	___ Cooktop	<input type="checkbox"/>	___ Intercom	<input type="checkbox"/>	___ Window Fan
<input checked="" type="checkbox"/>	___ Dishwasher	<input type="checkbox"/>	___ Playground Equip	<input checked="" type="checkbox"/>	___ Window Treatments
<input checked="" type="checkbox"/>	___ Disposer	<input checked="" type="checkbox"/>	___ Pool, Equip, & Cover	<input type="checkbox"/>	___ Wood Stove
<input type="checkbox"/>	___ Electronic Air Filter	<input checked="" type="checkbox"/>	___ <u>2</u> Refrigerator		
<input checked="" type="checkbox"/>	___ Fireplace Screen/Door	<input checked="" type="checkbox"/>	___ <u>1</u> w/ ice maker		

Other Conveyances To Include: Wine Fridge, Beverage Fridge