

Special Features

8006 Fort Hunt Rd. Alexandria, VA 22308

Custom-Built, Thoughtfully Designed; for Everyday Living in the Heart of Hollin Hall

Built in 2019 and extensively customized in partnership with the builder, this exceptional six-bedroom, five-and-a-half-bath residence offers a level of craftsmanship and personalization rarely found in newer construction. Perfectly situated just steps from Hollin Hall Shopping Center and within the sought-after Waynewood Elementary School district, the home seamlessly blends timeless design with today's most desirable amenities—from a chef's kitchen and spa-inspired primary suite to a professionally designed outdoor entertaining space and state-of-the-art media room. Every detail has been carefully curated to create a home that is as functional as it is beautiful.

INTERIOR FEATURES

- Engineered wood flooring throughout the main living areas
- Bright, open floor plan with generous living and entertaining spaces
- Dedicated first-floor home office
- Spacious family room with gas fireplace
- Oversized dining area open to the main living space
- Custom mudroom with built-in cabinetry, bench seating, and hooks (conveys)
- Smart light switches throughout the home
- Recessed lighting throughout
- Andersen windows
- Designer light fixtures throughout (all convey)
- Motorized kitchen window treatments
- Spacious two-car garage

GOURMET KITCHEN

- Custom Merillat soft-close cabinetry
- Subway tile backsplash
- Pull-out cabinet storage
- Kohler sink and faucet with lifetime warranty
- Bosch panel-ready dishwasher
- Bosch microwave
- GE double wall ovens
- Five-burner gas cooktop
- Pot filler above the range

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PRIMARY SUITE

- Expansive primary bedroom with abundant space for a sitting area
- Vaulted tray ceiling
- Oversized spa-inspired en-suite bath
- Freestanding clawfoot soaking tub
- Walk-in glass shower
- Dual vanities with Kohler fixtures and finishes
- Heated tile floors
- Custom Closet America walk-in closet system (approximately \$15,000 investment)

FINISHED ATTIC LEVEL

- Carpeted throughout
- Fifth bedroom with large walk-in closet
- Sixth bedroom, playroom, or flex space
- Full bathroom
- Large storage room

LOWER LEVEL

- Carpeted throughout
- Dedicated media room featuring:
 - Projector (conveys as-is)
 - Acoustically transparent projection screen
 - Built-in subwoofer
 - Premium 11.2 surround sound system with four ceiling speakers and in-wall speakers
- Spacious recreation room
- Full bathroom
- Large guest bedroom

LAUNDRY ROOM

- LG washer and dryer
- Utility sink
- Built-in cabinetry
- Large linen closet nearby

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OUTDOOR LIVING

- Newly renovated patio
- Outdoor entertaining area featuring:
 - Built-in bar
 - Grill
 - Beverage cooler
 - Fire pit
- Gas lines run to all outdoor entertaining features
- White privacy fencing
- Professionally landscaped including privacy trees (expected to mature to approximately 12–15 feet)

SYSTEMS & TECHNOLOGY

- Three-zone Air Temp HVAC system (2019)
- Tankless water heater
- Built-in whole-home dehumidifier
- Sump pump with battery backup
- 300-amp electrical panel
- Ethernet wiring in every room
- Google Nest thermostat
- SimpliSafe security system (conveys as-is)

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

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

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