

Special Features

1258 Quaker Hill Dr. Alexandria, VA 22314

UPDATES & FEATURES

- Roof replaced with upgraded GAF UHDZ impact-resistant shingles & transferable warranty (2024)
- Dormers renovated with new siding & window trim (2024)
- 6" seamless gutters & oversized 3" x 4" downspouts installed (2024)
- New fence installed (2024)
- Expanded deck with raised privacy wall for hanging planters (2024)
- All plumbing & pipes replaced (2023)
- Custom shelving system added to lower-level guest bedroom (Conveys)

LOCATION:

- Steps from shopping and dining in Alexandria Commons
- 1 Mile to Eisenhower Ave Trail
- 1.5 Miles to Bradlee Shopping Center
- 1.7 Miles to King Street Station (Amtrack, VRE, Metro)
- 3 mi to Old Town Waterfront
- 5.5 mi to Ronald Reagan Washington National Airport
- 8 mi to Washington, D.C.
- Convenient to I-495, I-395, Route 1 & GW Parkway

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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