

# 12415 FAIRFAX STATION ROAD CLIFTON, VIRGINIA 20124

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This gorgeous, one-of-a-kind, Williamsburg Colonial is reminiscent of the Governors Palace and offers all of the elegance and spaciousness for the finest in comfortable living. Sited majestically on a beautifully landscaped hill and surrounded by five acres of wooded privacy, the home is just a few minutes from the historic town of Clifton. Its location offers easy access to Fairfax and surrounding areas.

Careful planning and skillful craftsmanship is apparent from the moment you approach the home and is amplified by the attention to detail given to all aspects of construction. The home has 9 and 10-foot ceilings throughout. The basics include 4 all-brick gas fireplaces, a gas heating stove (in lower media/entertainment area) and 5 full luxury baths.

Upon entering the Grand Foyer you will notice the expanse of gleaming reclaimed, random width, chestnut oak flooring, which is used extensively throughout the main level. Your eyes will appreciate the graceful 5-foot wide turned staircase that extends to the 4<sup>th</sup> level of the home.

The rooms are spacious and boast extensive detailed millwork including wide moldings, chair rail, bead board, built-in bookcases and tasteful décor. The living room has a unique raised area, which would be an ideal location for a grand piano or library.

The exterior of the home is of cypress wood siding, cedar shake roof, brick to grade and oversized three-car garage. In addition, the detached oversized two-car garage includes a large second level with poolside walkout for pool furniture storage, workshop or potential separate office area.

Additional exterior amenities include a large custom deck, fire pit & patio, heated pool with electric cover, low voltage lighting, sprinkler systems and 20kw Cummins natural gas powered generator.

## INTERIOR – MAIN LEVEL

### KITCHEN

- Large island with Jennaire cook top with brass pot hanger above
- Sub-Zero refrigerator/freezer with cabinet fronts
- 2 ovens, microwave and insta-hot water dispenser
- 42" wall cabinets
- Large walk-in pantry with shelves and additional refrigerator/freezer
- Italian tile flooring
- Sky-lit breakfast room or seating area
- Built-in roll-top desk
- Lighted cabinets (inside and under)

### FAMILY ROOM

- Step-down from kitchen
- Beautiful marble topped wet bar with wine rack and lighted cabinets
- Antique random width chestnut oak flooring
- Stained oversized crown moldings throughout
- French doors to sunroom
- Palladium style Pella windows
- Gas fireplace with ornate mantle

## **DEN/OFFICE**

- Currently purposed as a home office but could be used as a guest bedroom with an adjacent full bath

## **DINING ROOM**

- Large, elegant and tasteful
- All brick gas fireplace with mantle
- Antique random width chestnut oak flooring
- Oversized crown and chair moldings
- Designer 5" shutters

## **LIVING ROOM**

- Hand made bricks highlight the gas fireplace
- Antique random width chestnut oak flooring
- Built-in custom bookcases
- Heavy crown/dental molding

## **GRAND FOYER**

- Huge 21' x 20' open reception area with leaded glass entry doors
- 5' wide turned staircase that extends to the 4<sup>th</sup> level of the house
- Elegant chandelier
- French doors to living room
- Heavy crown, dental and chair molding

## **SUNROOM**

- Custom all brick floor
- Strategically located with expansive views of pool and landscaping
- Two walls of glass including three large sliding doors
- 52" ceiling fan

## **INTERIOR – UPPER LEVELS**

### **MASTER SUITE**

- Sitting area with cathedral ceiling
- All brick gas fireplace with mantle
- Four closets in dressing area
- Master bath includes ceramic tile throughout, frameless glass shower door and wall, Jacuzzi tub, granite tops, exposed brick wall and large sky-lite
- Dedicated hot water heater
- Karastan carpeting

### **ADDITIONAL BEDROOM SUITES**

- Two large bedrooms with large closets
- Private baths for each with frameless shower doors, marble tops and extensive millwork
- One bedroom has Karastan carpeting and the other has solid walnut flooring

### **LAUNDRY/GIFT WRAPPING ROOM**

- 9' x 16' laundry room with Whirlpool front loader machines on pedestals
- Ample built in cabinetry including laundry tub
- Gift wrapping staging area

## **TOP LEVEL**

- Two large superbly finished rooms that could be used as bedrooms, teen area or nanny suite
- Large walk-in cedar closet
- Two large walk-in, lighted and shelved storage areas

## **INTERIOR – LOWER LEVEL**

### **MEDIA/ENTERTAINMENT AREA**

- Grand hallway entrance from garage with bead board millwork and coat hooks
- French door walkout to large brick patio
- Fully appointed theater and media room with 9' viewing screen
- Pool Table and accessories
- Separate exercise room with wall mounted TV
- Full bath

### **GARAGE**

- Oversize beautifully finished 3 car garage
- Custom millwork throughout
- Custom cabinetry and large fully appointed work bench
- Custom floor
- Electric garage door openers

## **EXTERIOR**

### **RESIDENCE**

- Cypress siding with brick to grade construction
- Cedar shake roof
- Insulated Pella windows throughout
- Oversized rain gutters and downspouts. Gutter Helmut throughout
- Approximately 1500 square foot custom deck
- Fire-pit on large dry stack patio

### **DETACHED OVERSIZED TWO-CAR GARAGE**

- All brick construction
- Second level poolside walkout. Great for workshop, pool furniture storage or additional potential office
- Electric door openers

### **IN-GROUND HEATED POOL**

- Automatic pool cover for summer
- Solid LoopLoc winter cover
- Polaris pool vacuum cleaner
- Heated with auxiliary 1000 gal underground propane tank
- All recent pool mechanical equipment

### **LANDSCAPING**

- Elegant all brick illuminated entrance gates
- Gracious approach to residence via paved winding drive through wooded landscape
- Extensive use of brick walls, river rock and slate throughout entire property
- Low voltage lighting
- Underground irrigation systems
- Abundant parking

## **ELECTRICAL - MECHANICAL**

- 400 AMP electrical service to main house
- 200 AMP electrical service to detached garage and pool equipment
- Automatic water treatment systems
- Cummins 20kw natural gas backup generator
- Two natural gas furnaces (services lower and main levels)
- Two heat pumps for upper two levels
- Furnace humidifiers and dehumidifiers
- Central vacuum
- Honeywell security system
- Attic exhaust fan
- Nine ceiling fans
- Pella insulated windows
- Radon system
- Deep well
- Septic field
- Two hot water heaters
- Security lighting