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*Specializing in the marketing of fine residential properties.*

## 2631 Woodley Place Falls Church, Virginia 22046

Welcome home! This classic 2-story brick Colonial (built in 1949) with a **2-car detached garage** combines the best of both worlds – traditional charm plus modern amenities. This turn-key home has been fully renovated and includes 3 bedrooms and 2 updated bathrooms.

The **brand-new kitchen** is perfect for the gourmet cook, it boasts slab granite counters in honed black, cream-color solid wood 42-inch cabinetry, pull-out shelves, and updated appliances. A **home office** is on the main level, with new carpet, custom built-in bookcases, and views to the front and backyard, plus a French door leading outside.

This gracious home is perfect for entertaining with its elegant formal living room and separate dining room with refinished hardwood floors. The living room features a wood-burning fireplace. Also, **new energy-efficient windows** have been installed. The walk-out basement is finished, adding valuable square footage with a family room, large laundry room, bathroom, and 2 large closets for extra storage. The large **yard is fully fenced** (ideal for pets) with large trees for shade and a swing-set and patio. One can view the private yard from the inviting screened porch, a perfect location to gather with friends.

All this, plus **award-winning McLean schools, too!**

2631 Woodley Place  
Falls Church, Virginia 22046

Price: \$675,000  
 Subdivison: Walnut Hill  
 Year Built: 1949  
 Type: Detached  
 Style: Colonial  
 Construction: Brick  
 Basement: Full-Finished  
 Water/Sewer: Public  
 Heat: Natural Gas Furnace  
 CAC (Type): Electric  
 Hot Water: Natural Gas  
 Fireplace: LR - Woodburning  
 Parking: 2-Car Detached Garage  
 Taxes: \$4,953 (2008)  
 Elementary: Timber Lane  
 Middle School: Longfellow  
 High School: McLean  
 Total Bedrooms 3  
 Total Full Baths 2  
 Living Room (MN) 19' x 13'  
 Dining Room (MN) 13' x 12'  
 Kitchen (MN) 11' x 9'  
 Study (MN) 16' x 8'  
 Screened Porch (MN) 16' x 11'  
 Master BR (U1) 13' x 11'  
 Bedroom 2 (U1) 12' x 10'  
 Bedroom 3 (U1) 10' x 9'  
 Family Room (L1) 18' x 12'



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**Kitchen:**

- Honed black granite countertops
- Antique white solid wood cabinetry with pull out shelves
- Hardwood floors

**Living Room:**

- Wood burning fireplace with brick surround and white mantle
- Natural Hardwood floors
- Crown moulding
- Recessed lighting

**Dining Room:**

- Built in display wine rack and storage
- Natural Hardwood floors
- Crown moulding

**Study:**

- Built in display and storage cabinetry
- Exposed brick wall

**Bedrooms:**

- Natural Hardwood floors
- Black-out shades in all bedrooms
- 'California Closets'

**Finished lower level:**

- Family room features custom built in cabinetry for storage and TV
- Fun custom painting
- Recessed lighting
- Utility room has large laundry area
- Built in vanity adjoins full bath
- Access to back yard
- Two full updated baths
- New energy efficient windows
- Attic has pull-down stairs
- First American Home Warranty Conveys
- Dining Room Chandelier Does Not Convey