



## FEATURES OF THIS HOME



**12540 Cavalier Drive, Lake Ridge, VA 22192**

**\$583,900**

- Foyer with hardwood floor, 2 closets, skylight
- Living room with 2 windows, vaulted ceiling
- Dining room with 2 windows, chandelier, overlooks living room
- Kitchen with granite counters, oak cabinets, pantry, built-in desk, recessed lights, new floor
- Breakfast area with new floor, bay window, looks to wooded conservancy, decorative light
- Family room with brick hearth wood burning fireplace, eyeball light, new sliding glass door to deck
- Master bedroom with ceiling fan and light, walk in closet, 2 windows
- Master bath has double vanity, separate shower and tub rooms, linen area, skylight, new floor
- Master bedroom sitting room has 2 windows and double closet
- Walk-in laundry area on bedroom level
- Bedroom 2 beautifully decorated with walk-in closet, crown moulding, 2 windows
- Bedroom 3 beautifully appointed with double closet, crown moulding
- Hall bath with new vanity and Corian counter, new floor, linen closet
- Walk-out basement rec room with brick hearth wood burning fireplace, recessed lights, sliding glass door to deck and back yard



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### FEATURES (Cont'd):

- In-law suite/bedroom 4/office with separate entrance, recessed lights, both vinyl floor and carpet, double window
- Full bath off in-law suite/rec room
- New carpet
- Freshly painted
- Both sliding glass doors are new
- Crawl space under living room
- 2 car garage with built-in shelving, one garage door opener
- Newly paved driveway with 4" of asphalt
- Separate walkway to in-law suite entrance
- Half acre beautifully landscaped lot
- Backs to wooded conservancy

## LOCATION BENEFITS:

- 40 minutes to Pentagon/Crystal City
- 45 minutes to DC
- 20 minutes to Quantico/Ft Belvoir
- Walk to commuter and local bus
- Convenient to HOV/VRE/commuter lots
- Easy access to I-95/Prince William Parkway/Rt 123
- Walk to pool
- County and state parks minutes away to include boating and golf
- Close to shopping including Potomac Mills

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## ROOMS (All dimensions are approximate):

Living Room	18' x 14'
Dining Room	17' x 11'
Kitchen	14' x 10'
Breakfast Area	11' x 7'
Family Room	17' x 12'
Master Bedroom	17' x 15'
Master sitting	13' x 9'
Bedroom 2	16' x 12'
Bedroom 3	13' x 12'
In-Law Bdrm 4	22' x 20'
Rec Room	24' x 23'

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## TECHNICAL DATA:

HOUSE STYLE	Split Level
EXTERIOR	Brick - Alum
GARAGE	2 cars
BEDROOMS	4
BATHROOMS	3
HALF-BATHS	n/a
HEATING TYPE	Heat Pump
HEATING COST	\$200/month
TOTAL TAX	\$4,022/year (approx.)
SQUARE FEET	3,800

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**TECHNICAL DATA (Cont'd):**

LOT SIZE

0.6 acres

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**OWNERS:**  
**David and Beth Lind**  
**(703)491-6014**