

ADDITIONAL INFORMATION

Recent updates:

- 2008: Roof & Downspouts (Prince Roofing)
- 2008: Gutters and Gutter-Covers
- 2015: AC Replaced- (Rudd)
- 2014: New Vinyl flooring in Kitchen (Empire)
- 2014: New Carpet in MasterBR & Recroom (Empire)
- 2017: Neutral paint in numerous rooms
- Various years updated: Siding wrapped in vinyl, kitchen dishwasher, disposal, faucet, and refrigerator updated.

Schools:

- ES: Herndon
- MS: Herndon
- HS: Herndon

Additional Information:

- Year Built: 1962
- 2016 Taxes: \$5,485
- Total Sq Ft: 1,835
- Model: Rambler
- Neighborhood: Sugarland Heights in Town of Herndon

Location: Fantastic "in town" location close to everything that rapidly developing Herndon has to offer. Growing downtown boasts numerous high-end restaurants, bakeries, shops and bars. Or if shopping centers are more your style you have Mom's Grocery, Escape Room, & tons of family owned shops & restaurants including Virginia Kitchen just a few blocks away.



807 Grant St. Herndon, Virginia 20170

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Additional Information

MAIN LEVEL

Living Room: 13.2 x 19.1

Large open space with neutral fresh paint, hardwood floors and front facing triple window allows in ample light. Coat closet in right corner and Kitchen located straight ahead.

Eat-In Kitchen: 12.2 x 13.6

Spacious kitchen with room for breakfast table has been very well maintained and updated with new flooring installed (Empire) in 2014. Also replaced: dishwasher, refrigerator, disposal, and faucet. Stainless Steel & black Range is GAS and in great running shape. Large sliding glass door out to back deck. Pantry located in rear corner w/ steps down to door out to driveway and stairs to LL.

Full Hall Bath:

Lovingly maintained with original tile work, front facing window, tub/shower.

BR One: 9.10 x 14

One of two possible "Master Bedrooms", carpeted with hardwood under. Front and side facing windows, neutral paint & overhead light.

BR Two: 13.8 x 10.6

This is the 2nd possible "Master" with good size, also two windows, hardwood under carpet and overhead light. Carpet replaced (by Empire) in 2014.

BR Three: 10.5 x 10.5

Perfect legal BR for possible nursery or office, hardwood under the carpet, neutral paint and overhead light.

Rear Deck/Patio:

Kitchen sliding glass door leads to recently power-washed two tier deck perfect for entertaining, fall BBQ's, or just hanging out in the spacious backyard. Leads around to large patio w/ plenty of room for additional seating w/ large pergola currently in place (does not convey).

LOWER LEVEL

Recreation Room: 12.2 x 23.7

Large great room at base of stairs to your right, storage closet in right rear corner. Room has new carpet installed (Empire) in 2014. Rear egress walk-up to backyard patio.

Bar: 10.5 x 13.1

Spectacular entertaining space—elevated bar seating, large counter, wet bar w/ shelving to store or display all your liquors (or beverage of choice!).

Laundry/Utility Room

Via the Bar one enters the Laundry Room w/ full size Washer and Dryer (Washer is LG and newer). Utility sink, water heater and furnace also located in this room.

Family Room: 12.2 x 12.9

Dual curved brick wall entrance into cozy 2nd recroom with huge wall length brick hearth housing wood burning fireplace & heatilator. Accent wood ceiling beams above & in corners are a nice detail.

Full Bath:

Convenient 2nd Full Bath located off hallway between the two recrooms.

Storage Room: 10.10 x 13.4

Large unfinished storage room in front corner of the house has plenty of potential for work-shop or for storage. Plenty of natural light here w/ front and side facing windows.



**information deemed reliable but not guaranteed*

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