

Beautifully Updated Contemporary

A Recently Remodeled Sugarland Run Balboa Model at a Super Price!



752 Sugarland Run Drive • Sterling, Virginia 20164 \$359,000

Light Bright Contemporary Balboa Model, Gorgeous and Expanded!! Remodeled & Ready for Immediate Move-in. Open Floor Plan, Hardwood Floors, Oak Stairs, Updated Kitchen and Baths. High Efficiency Gas Furnace and Appliances, Roof 2 yrs old, Vinyl Siding, 10x26 Covered Back Porch, Fenced Back Yard, Backs to Large Common Area, Energy Star Windows, Garage is Insulated, Dry Walled and Wired for Workshop.

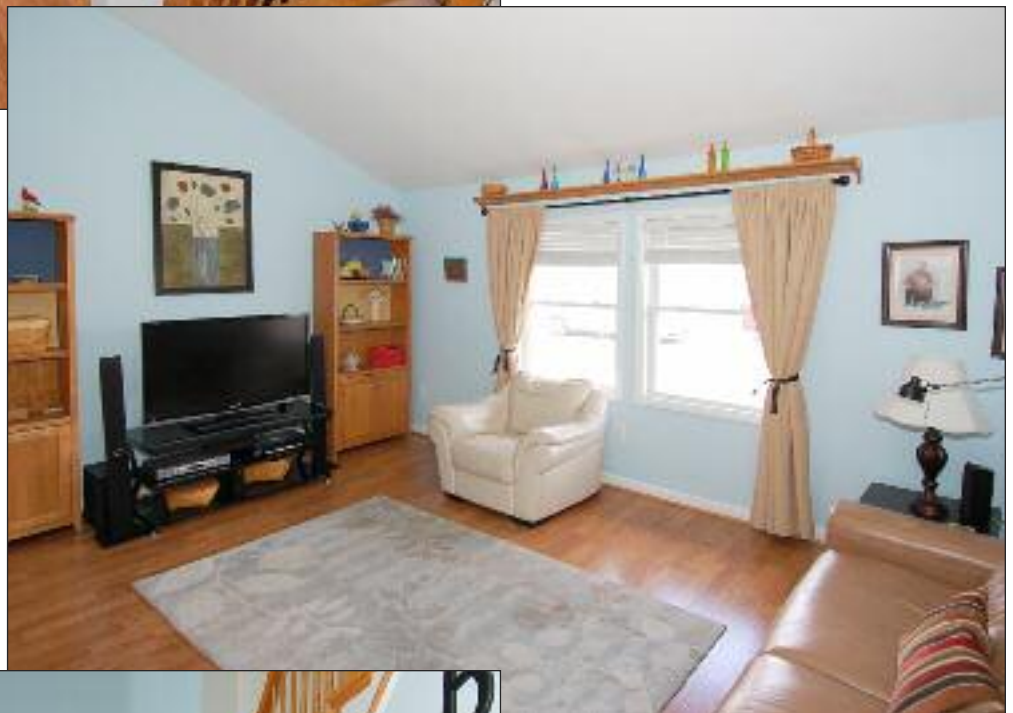


Pat Paulas

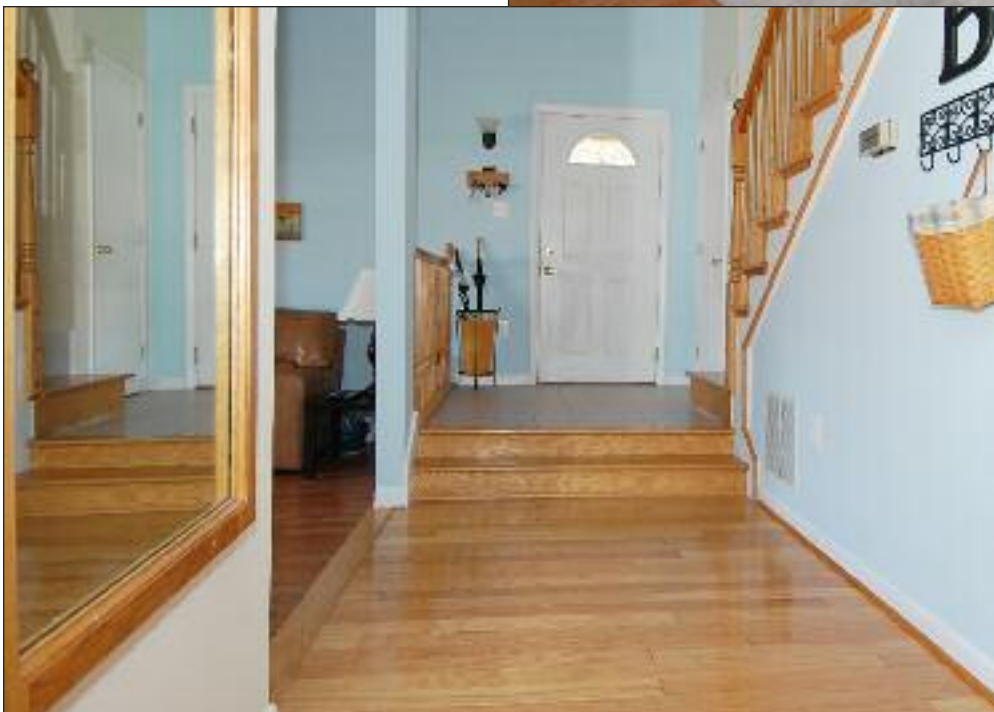
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www.eLoudounHomes.com

Living Room



An Open and Airy Main Level Features a Wonderful Two-Story Foyer, Step-Down Living Room with a Vaulted Ceiling and Lustrous Hardwood Floors.



2540 Square Feet of Living Space, Plus All the Sugarland Run Amenities, including an Olympic-Sized Swimming Pool, Miles of Trails, Willow Lake, Tennis, Basketball, Tot Lots and Much, Much More.

Country Kitchen



There is Plenty of Room for Dining in a Beautifully Expanded and Updated Country Kitchen that Adjoins the Spacious Family Room.

A Stunning Country Kitchen with Extended Countertops and Cabinet Space Galore. Newer Appliances Include a Flat Top Stove, Built-In Microwave, Refrigerator with Ice Maker and an Energy Efficient Dishwasher.

The Elegant Hardwood Floors Give a Warmth and Depth that is Always Appreciated. The Kitchen Opens to a Large Covered Patio and a Fully-Fenced Back Yard Backing to Common Area.





Family Room



The Spacious Family Room Opens to the Expanded Country Kitchen and Features Gas Fireplace and Hardwood Floors.



This Remarkably Well-Kept Home Offers an Expanded and Remodeled Country Kitchen Family Room Area and a Separate Formal Dining Room or Office.

Dining Room



The Main-Level Separate Dining Room Can Be Used for Formal Meals or Converted to a Roomy Office and Den Area.



Master Bedroom

The Upper-Level Master Bedroom Offers Neutral Wall-to-Wall Carpet, Custom, Built-In Wardrobes and Fully Remodeled and Expanded Master Bath.

The Attached Master Bath Offers More Custom Built-Ins and Has Recently Been Completely Remodeled.



Master Bath



The Expanded Master Bath Has Been Totally Updated with a Newer Vanity, Fixtures, Shower Paint, Flooring, Lighting and Custom Storage.

Bedrooms

This Home's Stunning Oak Stairway Leads to the Upper Level Featuring Four Bedrooms with Upgraded Neutral Wall-to-Wall Carpeting and Two Full Baths.



The Second Full Bath is Totally Remodeled and Updated.



Remember, Four Bedrooms, Two-and-a-Half Baths with an Expanded Country Kitchen, Two-Story Foyer, Hardwood Floors, Separate Dining Room, Fully-Fenced Yard and a Spacious Two-Car Garage.



Exterior Features



There is a Large Covered Patio Overlooking a Fully-Fenced Yard that Backs to Common Area – Plus a Secure Storage Shed with a Concrete Foundation



The Detached Two-Car Garage is Completely Insulated and Wired for a Super-Sized Workshop.



A Spacious Covered Breezeway Entry Welcomes Your Neighbors and Friends in Comfort and Style.





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