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THE MORGAN
Lot 5 Colonial Ave., Arlington, VA

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3801 Colonial Avenue, Alexandria, VA 22309

Custom Q-3 Morgan Model

Come see this beautiful custom home being built on ½ acre lot in one of the most desired neighborhoods in Alexandria! This home comes with all the bells and whistles and features 7 bedrooms, 6 ½ baths with a spacious main level guest suite, rear screened in porch, large home office, finished basement and a 3 car side load garage!

Viewings by appointment only. Priced at \$1,699,000.00

Custom Home Features

- 7 Bedroom, 6½ Bath Home with main level Guest Suite and 3 Car Side Load Garage
- Beautiful Exterior Elevation durable Hardie Plank Lap, Shake and Board n Batton Siding
- Flagstone Porch with Cultured Stone column bases and Custom Entry Door
- Rear Covered Screened Porch with Stained Wood Cathedral Ceiling
- Family Room with Beamed Ceiling, Ceiling Fan and Gas Fireplace
- Large Guest Suite with Custom Ceiling Trim and Full Bath with Shower
- Mud Room off Garage with Bench, Cubbies and Hooks
- Custom Ceiling Treatment with Fan in Master Bedroom
- Two separate Walk-in Closets in Main Bedroom
- 9" Foundation Walls in Basement
- Finished Rec Room, Bedroom, Full Bath and Custom Wet Bar in Basement with efficient LVP Flooring
- Electric Fireplace with Custom Shiplap Feature Wall in Basement
- Beautiful, Low Maintenance Karastan LVP Flooring on Main Floor, Upper Hallway and Main Bedroom
- Upgraded Carpet and Pad in Upper Level Secondary Bedrooms
- Beautiful hand finished Oak Stairs with Carpet Runner
- Custom White Kitchen Cabinetry to Ceiling w/ contrasting Rift Oak Hood, End Cabinets & Island
- Custom Rift Oak Butler's Pantry with Built in Beverage Center
- Gas Cooktop with Custom Wood Range Hood
- Stainless Steel Appliances with Double wall Oven and Microwave Drawer
- Beautiful Quartz Countertops in Kitchen and Butler's Pantry
- Custom Sliding Door into Pantry/Mud Room
- Custom Arched Niche with Rift Oak Bookcase and open shelving in Home Office
- Luxurious Main Bath including Pedestal Tub and separate Shower
- Convenient Upper Floor Laundry Room with LVP Flooring
- Custom Built In 2 Person Desk in Upper Hall Space
- Upgraded Trim Package with Crown Molding in Foyer, Home Office and Dining Room
- Custom Shadowbox Molding in Dining Room with Wall Sconces
- Upgraded Ceramic Tile with Tile to Ceilings and Widespread Faucets in all Bathrooms
- Structured Wiring Package and Security System Prewire
- Double Hung Low E Vinyl Windows
- 2 x 6 Exterior Wall Construction with R19 Exterior Insulation
- 14 Seer HVAC System with Sealed Ductwork
- Paved Driveway and custom Landscaping including 9'x12' Urban Planter Box in Rear Yard

Call Diane Moser at 703-346-1729 to view this amazing home!