



Understanding What Matters Most

Presents

15109 Catalpa Court



in

Woodbridge, VA

RE/MAX® Allegiance

This could be your new home...



Foyer



Living Room



Kitchen



Eat in Kitchen



Master Bedroom



Master Bathroom

This could be your new home...



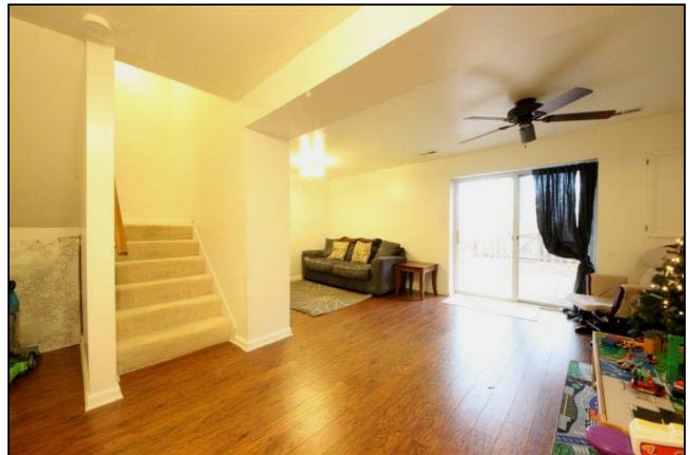
Bedroom



Bedroom



Hall Bath



Rec Room



Media/Rec Room



Lower Level Bath

Your Private Retreat



You'll get a great fenced backyard, brick patio, and a large area for entertaining guests or room for the kids to play!



Special Features

Interior:



Large eat in kitchen,
Custom Kitchen Cabinets
Granite countertops
Updated kitchen appliances
New washing machine
New AC system and Furnace
New carpeting and flooring
Newly refinished basement/ Rec-Room
Large attic space
Large laundry room/ storage room
All new top of the line High grade Energy efficient triple-pane windows
All windows open inward for easy cleaning
Cable and internet wiring through out
Private master suite bath
Gas cooking appliances

Exterior:

Freshly painted front porch
Vinyl siding newly cleaned
Fenced backyard
Large brick backyard patio
Backing into wooded reserve for complete privacy

Location & Transportation:

Immediate access to I-95
Walking distance to bus stops
Minutes to Potomac Mills Mall, Costco, Target, gyms, theaters, restaurants and family friendly parks.
Minutes from commuter lots and Woodbridge Slug line

Community Amenities:

Neighborhood playground
Communal trash and landscaping
No thru traffic in neighborhood

Letter From The Owner

We spent several months searching for our first home. Being a young family, we had many requirements that needed to be fulfilled. Commuting options, family friendly location, along with a quiet friendly neighborhood were a few key point we were looking for in our first home. We truly feel we hit all our wishes for our family's home living in Catbrier Heights.

A truly unique attribute to this home is the beautiful Cherry Blossom tree in the front yard provides both shade for the Virginia hot summers and also a beautiful view come spring time. The front porch adds to the charm of the exterior of the home, as well as a functional sitting area to enjoy the quiet neighborhood, just a few steps away from the community's tot-lot. The home backs onto a wooded preserve and green belt area which provides a beautiful view, and also great privacy. The new high quality - highly energy efficient triple-pane windows allow for the views and sunshine to enter, but hold out all the unwanted hot/cold weather, making a huge savings on heating and air-conditioning bills.

The mid level of the town home features an updated half bathroom with warm wood flooring following into the foyer and convenient coat closet. The living room's new thick and high quality carpet allows for the perfect area to relax, with television and cable hookups available, even makes a great office nook.

The large eat-in kitchen with new granite countertops and custom wood cabinets gives a great modern look to the town-home. The double sided island just adds to the large amounts of cabinet storage space in the kitchen. The large kitchen and dinning space allows for all family and friends to socialize together while enjoying a meal.

The third level provides three great sized bedrooms (all cable ready) along with two full baths. Each of the two front bedrooms has a spectacular view of the Cherry Blossom tree (again, a breath taking view in the spring!) and also provides privacy. The built in closet shelving helps provide easy organization to each space. Separating the two front bedrooms from the master is a full bath with updated mirror and lights, along with a full sized bathtub, great for the kids, or for a relaxing bath.

The master bedroom suite features a full bathroom with shower and updated vanity and mirror, giving it a more modern feel. Unlike many other homes, the large bedroom easily accommodates a California King bed along with any other bedroom furniture. The perfect view of the wooded preserve from the master bedroom is peaceful and private.

The fully renovated basement provides a perfect place for entertainment. Cable ready, with a half bath, laundry room and endless amounts of storage space. The room new beautiful Pergo flooring is easy to clean and maintain and is accented by quality baseboards to give the room a clean modern look. The basement's large sliding door opens to the fenced in backyard and patio area again facing the preserve area and green belt, giving you complete privacy.

This neighborhood provides a wonderfully quiet and private living area, and only a short walk away from the amazing Cloverdale Park. The home is also centrally located to all the best shopping, dining, movies and commuter lots! Within a 5 mile radius, you can find Target, Toys R Us, Costco, Ikea, Potomac Mills mall, Sport and Health Gym, Gold's Gym, Dale City Library and Recreational center. you name it, it's here!

As a family, we have absolutely loved living in Catbrier Heights. If our family did not have to relocate, we definitely would not have left such an amazing area! We hope that you find as much joy in this home as we have.

Your Neighborhood

Easy access to I-95, Walking distance to Bus Stops, and only minutes to Potomac Mills Mall



Conveniently located near lots of Restaurants, Shopping, Parks, and much much more.



Restaurants	Add place
Popeyes Famous Fried Chicken 2954 Dale Blvd	0.67mi
Sabor Latino Salvadorian Restaurant 2910 Dale Blvd	0.74mi
El Charro Mexican Restaurant 2893 Dale Blvd	0.76mi
Saigon 75 2890 Dale Blvd	0.77mi
Domino's Pizza 2886 Dale Blvd	0.78mi
Denny's 2861 Dale Blvd	0.83mi

Coffee	Add place
Starbucks Coffee 4471 Cheshire Station Plz	1.63mi
Quantico Whistle Stop Inc 550 Railroad Ave	7.33mi
Aj Coffee Shop 324 Potomac Ave	7.35mi
Daily Grind 9000 Lorton Station Blvd	8.06mi

Groceries	Add place
Madina Market 14536 Potomac Mills Rd	1.05mi
La Desdensi Latina 4020 Dale Blvd	1.32mi
Wegmans Dining Way	1.49mi
Sams Club 14050 Worth Ave	1.7mi
Safeway 4215 Cheshire Station Plz	1.74mi
Shoppers Food Warehouse 14000 Shoppers Best Way	1.76mi

Shopping	Add place
La Azteca Latina 2928 Dale Blvd	0.71mi
Q Mart 2904 Dale Blvd	0.75mi
Chevron 14496 Gideon Dr	0.91mi
BabyCakes 14425 Falmouth Dr	0.93mi
Tuesday Morning Inc 14516 Potomac Mills Rd	1.06mi
Sakura Japanese Steak & Seafood 14595 Potomac Mills Rd	1.07mi

Schools	Add place
Evangel Christian School 14836 Ashdale Ave	0.47mi
Neabsco Elementary School 3800 Cordell Ave	0.57mi
Dale City Elementary School 14450 Brook Dr	0.7mi
Bel Air Elementary School 14151 Ferndale Rd	1.27mi
Gar-Field High School 14000 Smoketown Rd	1.4mi
Holy Family Catholic School 14160 Ferndale Rd	1.4mi

Parks	Add place
Cloverdale Park 8 minute walk	0.38mi
Logan Park 52 minute walk	2.58mi
Hillendale Park 52 minute walk	2.59mi
Greenwood Farm Park 53 minute walk	2.65mi
Lancaster Park 58 minute walk	2.88mi
Hylbrook Park 63 minute walk	3.12mi

