



This inviting home offers comfort, care, and peace of mind...  
with updates that truly matter:

- **New water heater** installed in December, offering reliable, worry-free comfort.
- **New sprinkler system** added in October, making it easy to keep the yard lush and welcoming.
- **New-ish HVAC system** manufactured in 2019, ensuring year-round comfort and efficiency.
- **Roof** approximately 9 years old, a solid feature for long-term confidence.
- **New Carpet** replaced just one year ago, creating a fresh, cozy feel throughout.
- **New Breaker box** replaced in 2023, providing an important safety and reliability upgrade.
- **Washer, dryer, and refrigerator may be included** with an accepted offer for added convenience.

The lifestyle here is just as appealing. The community pool is only a block away, and the strong HOA hosts family-friendly events there throughout the year, making it easy to connect and enjoy neighborhood living.

School note: While school information should always be independently verified, Highlands Elementary is identified by the district as a strong campus and is welcoming students from Dulles Elementary to join the community. On a personal note, I previously taught at Highlands and absolutely loved the campus and culture. I can also share that Towne Creek School partners with Highlands through instructional learning walks, bringing teachers together to model and share best practices.

This isn't just a house—it's a place to settle in, connect, and feel at home.

