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*Specializing in the marketing of fine residential properties.*

## **3307 Circle Hill Road** **Alexandria, Virginia 22305**

...Welcome to the treetops! From the moment you drive up to this expanded and remodeled beauty, you feel a sense of relaxation. Sited on a small, winding road in one of Beverly Hills' highest points, the tranquility of the setting combined with the freshness and easy living of the home provides an oasis just minutes from the center of DC, Reagan National Airport, the Pentagon and Old Town.

A covered front porch welcomes all and guides you to a formal living room/library with a wood burning fireplace. A large, open, eat-in "gourmet" kitchen invites everyone to gather to help in meal preparation or simply enjoy conversation with the chef. With stainless appliances, double sink, built in window seat, breakfast bar and yards of counter space, there's room for everyone! For intimate, formal dining or holiday celebrations, the centrally located dining room is the perfect spot.

**3307 Circle Hill Road  
Alexandria, Virginia 22305**

Subdivision:	Beverly Hills
Year Built:	1940
Type:	Detached
Style:	Cape Cod
Construction:	Brick & Siding
Water:	Public
Sewer:	Public
Heat:	Electric
CAC (Type):	Electric
Hot Water:	Electric
Fireplace:	Living Room
Parking:	Driveway
Taxes:	\$8,427
Elementary:	Charles Barrett
Middle School:	George Washington
High School:	T. C. Williams
Total Bedrooms	3
Total Full Baths	3
Living Room (MN)	15' x 13'
Dining Room (MN)	12' x 11'
Kitchen (MN)	24' x 14'
Family Room (MN)	17' x 15'
Den (MN)	16' x 8'
Master BR (U1)	20' x 13'
Bedroom 2 (U1)	17' x 9'
Bedroom 3 (U1)	11' x 9'



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  All information is deemed accurate, but as it is provided by third parties, it is not guaranteed.

To complete the main level, there is a private full bath, a home office with built-ins and a light-filled, custom painted family room flanked with columns. Both the family room and office boast French doors to the private rear patio and garden.

What a wonderful entertaining house this is!

The upper level offers a master bedroom suite with high ceilings, two walk-in closets, a gorgeous spa-like bath with a Jacuzzi, separate shower with two shower heads and a double sink/vanity. Additionally, there are two more bedrooms, a full bath and the conveniently located washer/dryer room.

