

**WWW.
12123KINSLEY
.com**

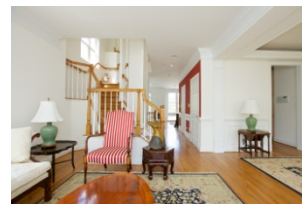
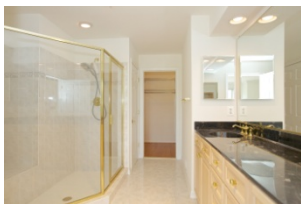
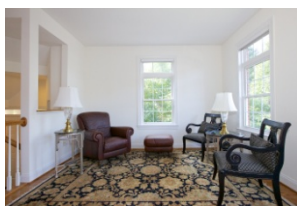
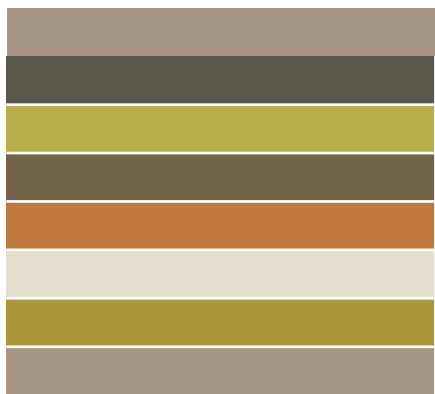
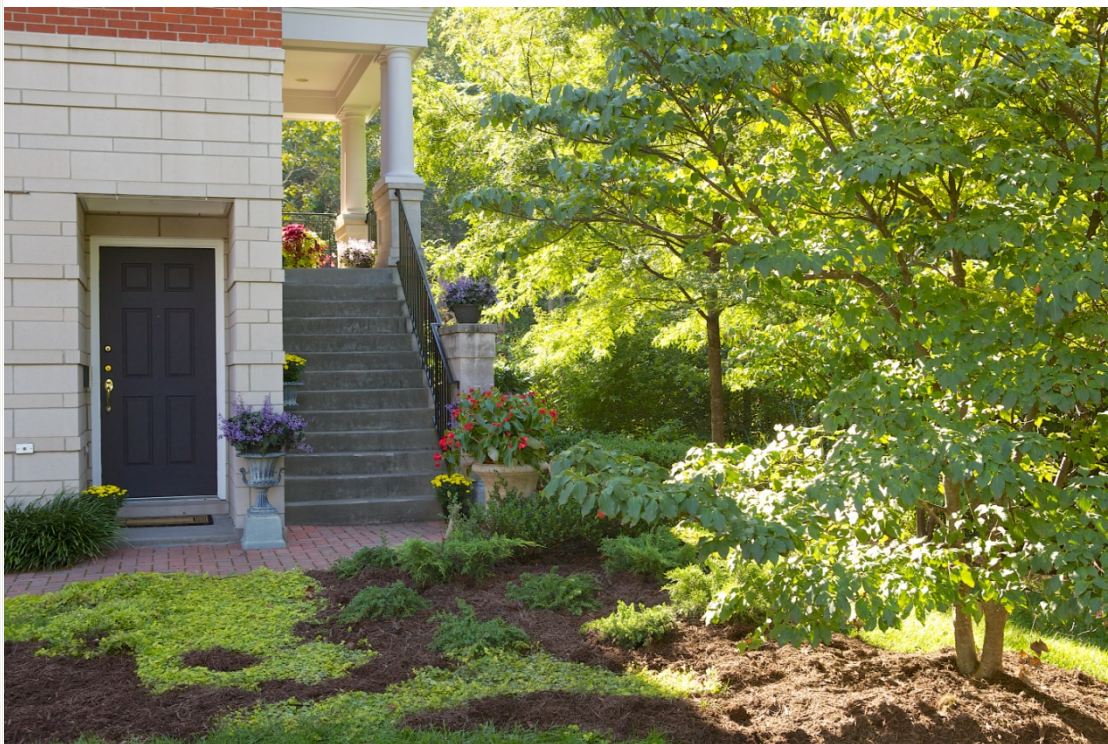
- ❖ Best end unit lot near Reston Town Center in West Market
- ❖ 3 total bedroom(s)
- ❖ 4th floor loft that can also be used as 4th bedroom
- ❖ 3.5 bathrooms
- ❖ Approx. 2518 sq. ft.
- ❖ Dining room - tray ceiling w/recessed lighting
- ❖ In-floor Radiant heating on ground floor
- ❖ Central Vacuum
- ❖ Exquisite rooftop terrace w/grill, refrigerator and amazing view
- ❖ Walk to Reston Town Center: shops, restaurants & activities
- ❖ 3 floors of hardwood flooring
- ❖ Club house with fitness center, sauna, pool, party room & more
- ❖ Endless amounts of trails & pond
- ❖ High ceilings

**For
SALE**

FX8459458

Welcome to your Future Home

12123 KINSLEY PL, RESTON, VA 20190



Contact us today to set you up with your future home



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MattRofougaran@gmail.com

Please call to arrange a private viewing

www.WestMarket.net

www.12123KINSLEY.com

www.NorthernVAHomes.com

www.12123KINSLEY.com

Ground floor with in-floor Radiant Heating both in foyer and bedroom



Ground floor leads to your own oasis



Large & open great room – breakfast area combination leading to kitchen.



*European inspired eat-in kitchen makes the main floor-open living space ideal for entertaining guests!
Other features include: granite counter tops, five burner gas cooking, built in cabinet some with glass door & glass display along with upgraded extended custom cabinetry*



Bright and shining Living Room and Dining Room with tray ceiling, brass chandeliers, crown molding & recessed lightings.



Large Master Bedroom w/ceiling fan & large windows, walk-in closet, master bathroom w/ double vanity & Jacuzzi, walk-in closet & separate water closet



2nd large bedroom with ceiling fan and private full bathroom located next to laundry room



4th floor loft (which can also be a 4th bedroom) with wet bar and refrigerator, auxiliary heat/AC system, gas fireplace, gas grill on terrace, all overlooking beautiful pool and community center



Your own oasis



Located in the community of *West Market of Reston*

West Market is not just a neighborhood: it's a way of life! Located in a friendly community with a five acre pond where one feels like they are in a secluded community, but only minutes away from urban life. At West Market you will find a beautiful Club House which includes a main hall and kitchen for meetings/social gatherings and a fitness center with a sauna and a beautiful outdoor pool. West Market also has a number of internal trails and open areas ideal for walking. Two of these trails leads to the WO&D Trail; begins in Washington DC and extends all the way out to Harpers Ferry, West Virginia. Also, one can follow one of the internal West Market trails and arrive at the award winning Reston Town Center within minutes where you can enjoy endless amounts of restaurants and shops including: Bebe, Banana Republic, Passion Fish, Jacksons, American Tap Room, Clydes, Anthropologie and more. Reston Town Center also hosts festivals, farmers markets, shows and more. Not to mention the eleven screen movie theater open all year round and an outdoor ice skating arena open every winter!



Renovated Club House featuring pool, gym, party room & more



Large outdoor swimming pool



West Market 5 Acre Pond



Trails leading to WO&D and Town Center



Yoga Classes in Reston Town center



Outdoor Ice Skating in Reston Town Center



Over 30 Restaurants & Eateries



Over 100 stores to choose from

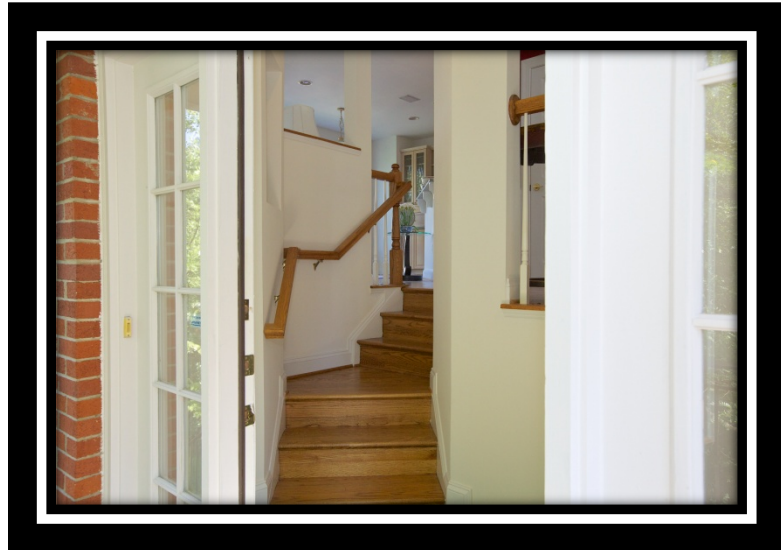
www.WestMarket.net

www.12123Kinsley.com

www.RestonTownCenter.com

General Features:

- * Surround system throughout w/mounted speakers on walls and ceiling
- * End Unit with all brick and concrete exterior
- * Herringbone paver walkways and cobblestone paver driveway
- * Additional end unit windows on each level
- * Recessed lighting
- * Hardwood floor (main to 4th floor), tiles (on the lower level floor)
- * Elegant wrap around wood stair cases
- * Covered portico side entrance
- * Central vacuum
- * Extra large driveway with visitor parking next to the house
- * End unit bordering on green private space and back yard: Oasis greenery view from 3 sides of the house
- * Four entrances to the house: garage, side, front and back door
- * Low HOA fee of \$149/month covers: ground maintenance, trash & snow removal, pest control, playground, membership in the club house, party room, swimming pool, fitness room, clubhouse kitchen, sauna and more

**Lower Level:**

- * In-floor Radiant heating tile floor
- * Third bedroom with ceiling fan can be used as an office
- * Large foyer with sitting area
- * French door to outside sidewalk
- * Coat closet in the foyer
- * Two car garage with wall & ceiling mounted storage
- * Large hardwood staircase leading to top floors

Main floor:

- * Hardwood flooring throughout
- * Dining room w/tray ceiling, brass chandelier & recessed lighting
- * Crown molding in dining room and living room area
- * Glass display with lighting
- * Kitchen: Granite countertops
- * Built in extended cabinets w/deep drawers, some w/glass doors
- * Gas cook top with five burners and microwave and wall oven
- * Great room with breakfast area and floor to ceiling windows
- * Coat closet in the foyer
- * All marble half bathroom with wall to wall mirrors
- * Freestanding Gas Fireplace available

**3rd floor:**

- * Sunny master bedroom w/large windows, ceiling fan & speaker
- * Master Bathroom features double marble vanity, Jacuzzi and large shower
- * Large walk-in closet off the master bathroom
- * Separate water closet
- * 2nd large size bedroom w/full bathroom & spacious double door closet
- * Separate, large linen closet
- * Large laundry room with cabinets

4th floor:

- * Fourth floor loft could be used as a 4th bedroom or second family room
- * Terrace off the loft (terrace room) with spectacular views
- * Vaulted Ceilings
- * Wet bar w/refrigerator and sink
- * Auxiliary Heat/AC system
- * Wall unit book shelves
- * Marble surround Gas fireplace
- * Ceiling fan
- * Gas Grill on the Terrace with built in refrigerator
- * All with view of beautiful pool and community center off the terrace

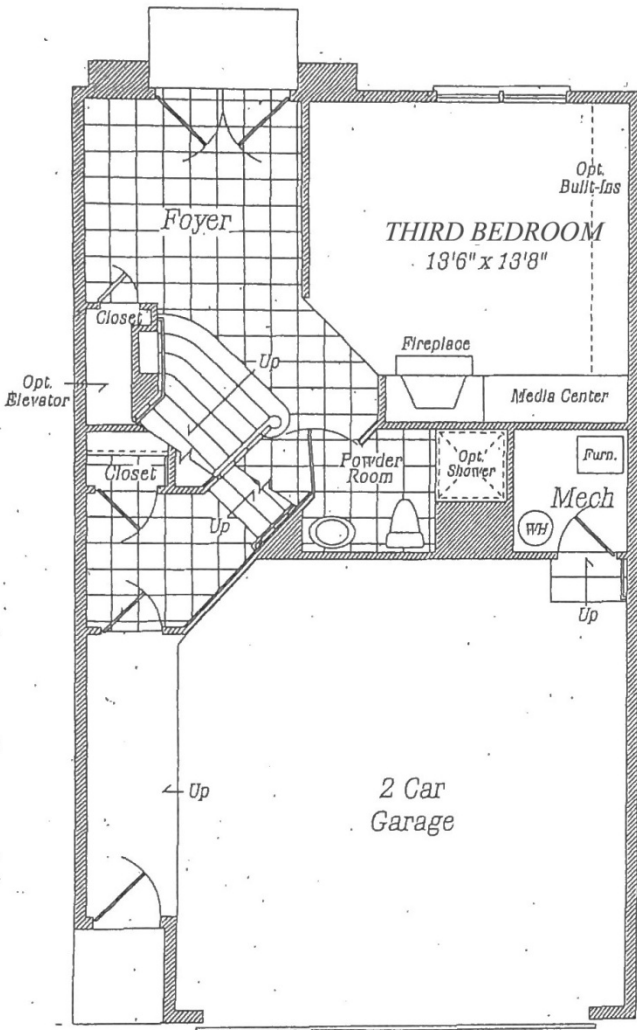


THE LONDON – FLOOR PLAN

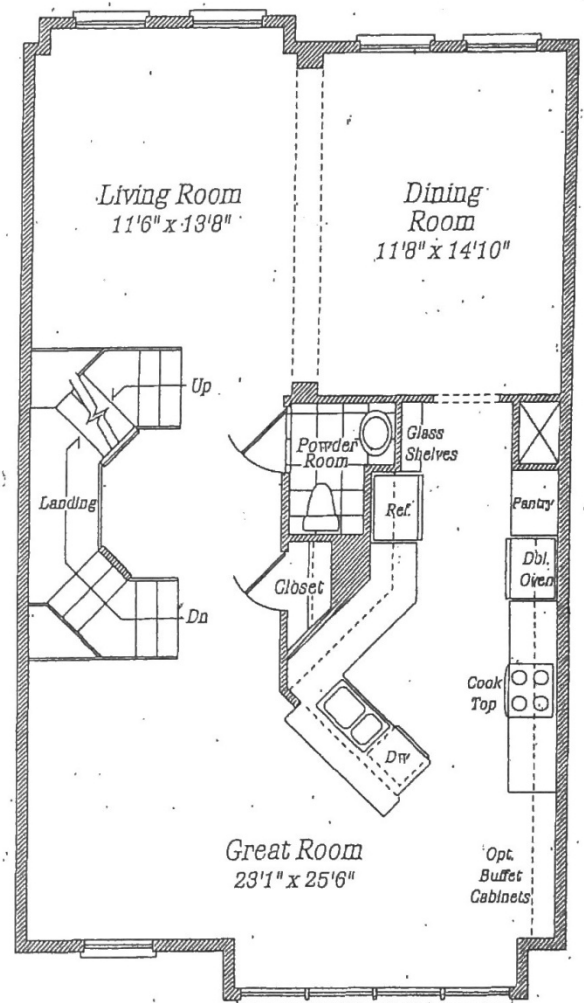
Bottom Floors

Exquisite “London” floor plan features four levels of sun-filled rooms! Beautiful rooftop terrace with gas grill and mini refrigerator. Open floor plans including nine foot ceilings and walls of windows with impressive neo-classical architecture, all brick exteriors and limestone accents.

Current owner's pride and attention to detail can be seen throughout this beautiful end unit townhome. Premium lot facing oasis greenery from three sides. Extra large driveway with visitor parking next to the house. Beautiful granite countertops and hardwood floors on three levels. European inspired kitchen features extended custom cabinetry, custom window treatments and radiant heated tile floors on main floor.



First Level

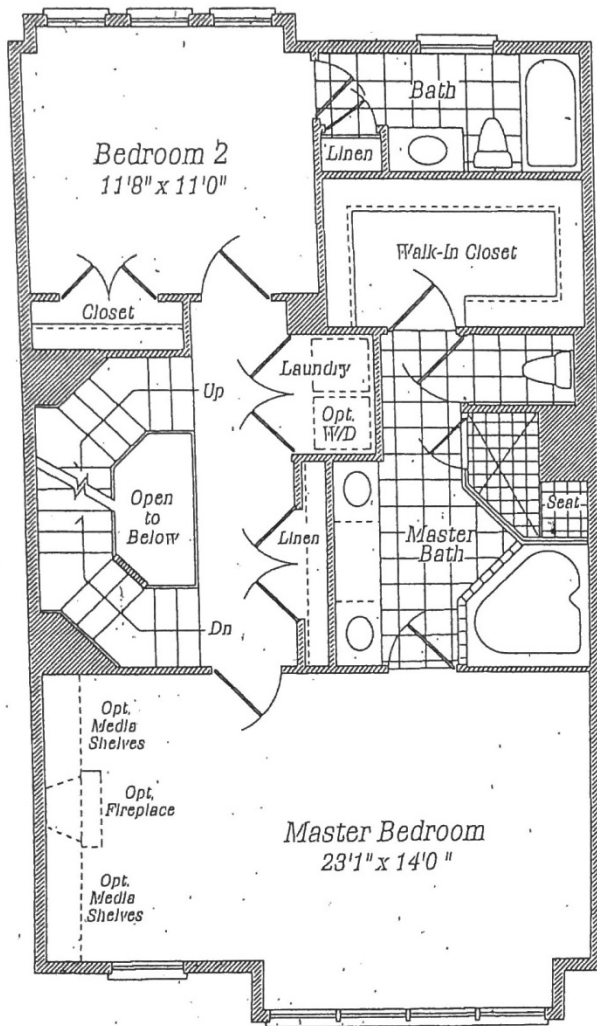


Second Level

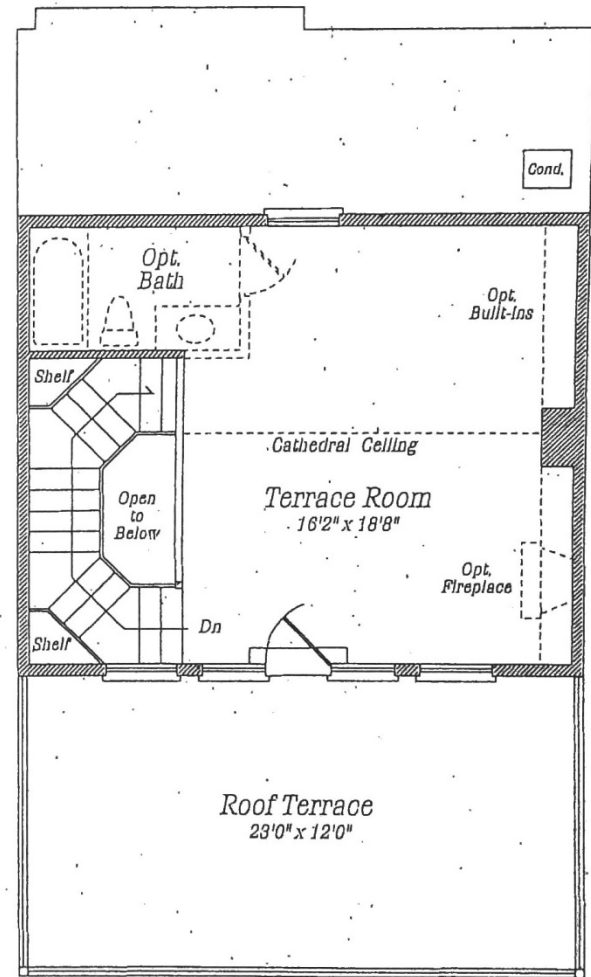
*Please note floor plan is flipped and dimensions are approximate

THE LONDON – FLOOR PLAN

Top Floors



Third Level



Fourth Level