

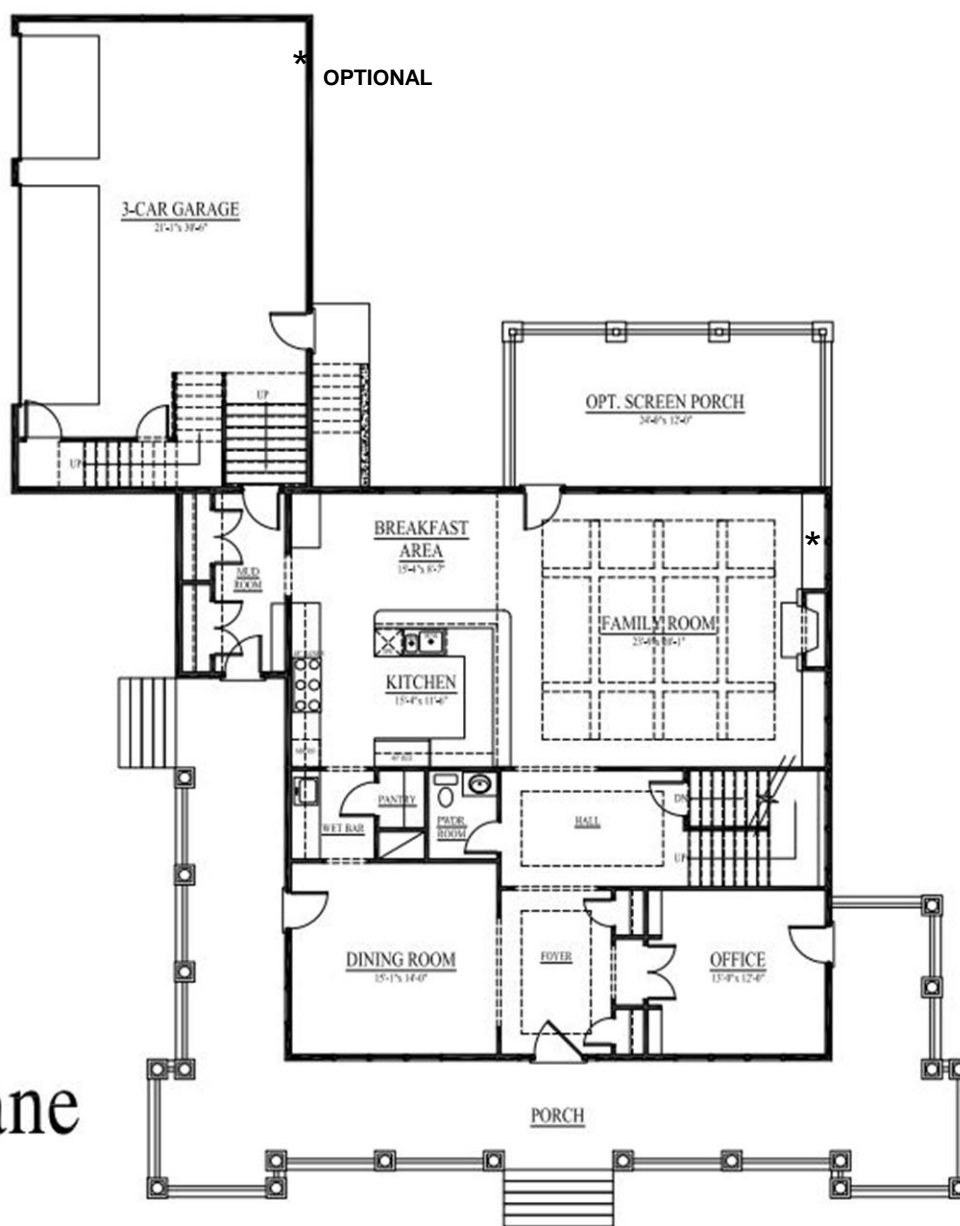
LUXURY LIVING IN VIENNA, VIRGINIA



104 MELODY LANE

Casey Samson | Realtor | Samson Properties | 703-508-2535 | kcsamson@aol.com

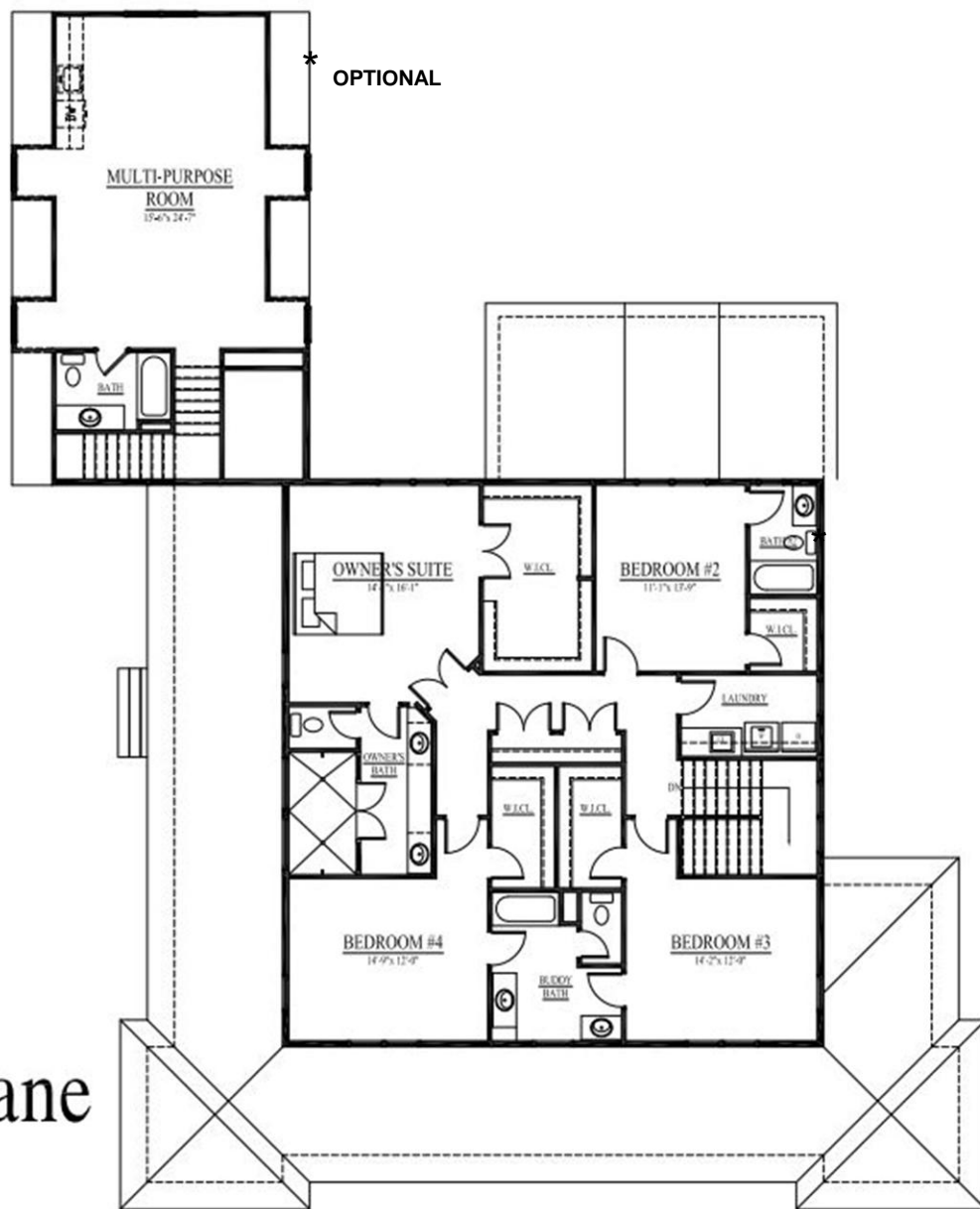
First Floor



Melody Lane



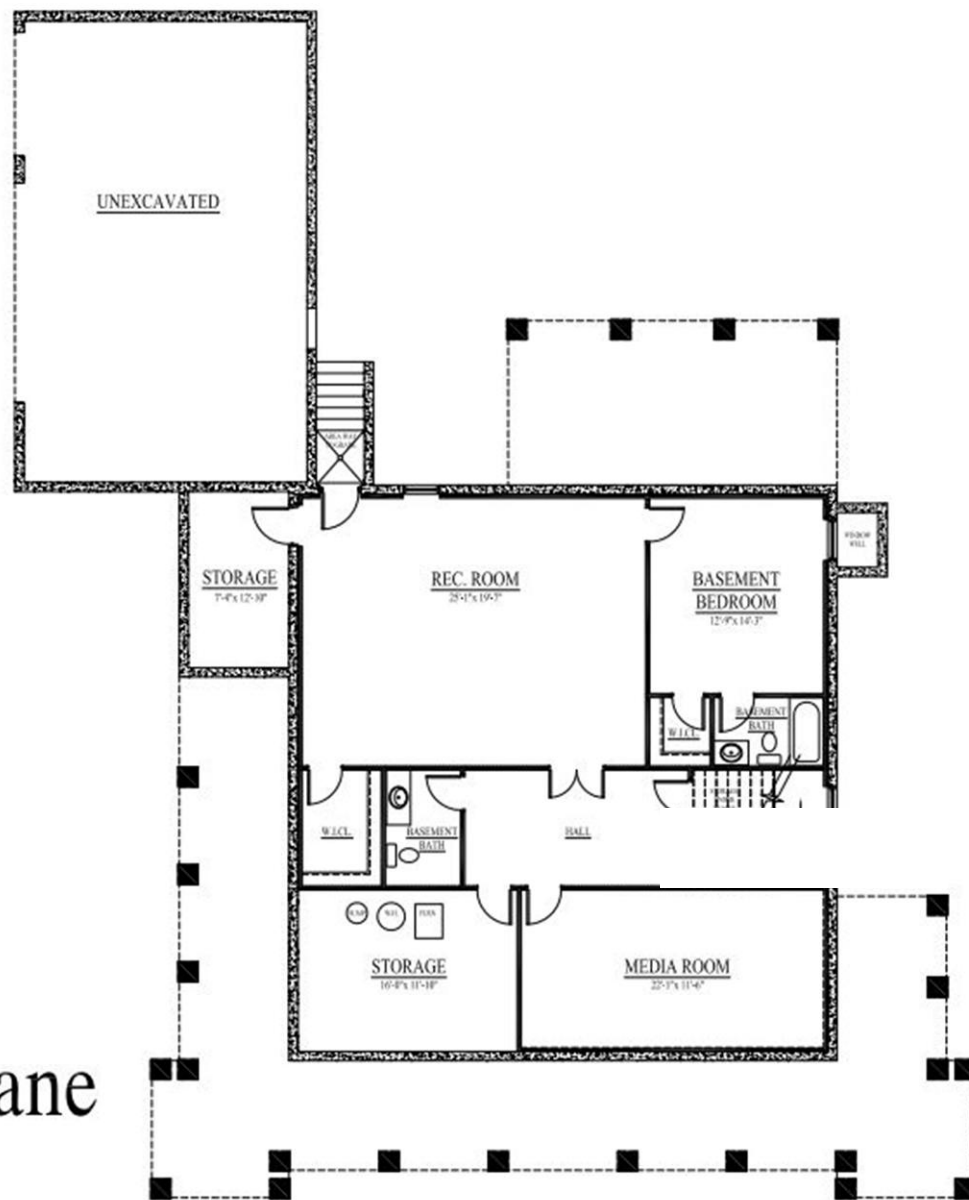
Second Floor



Melody Lane

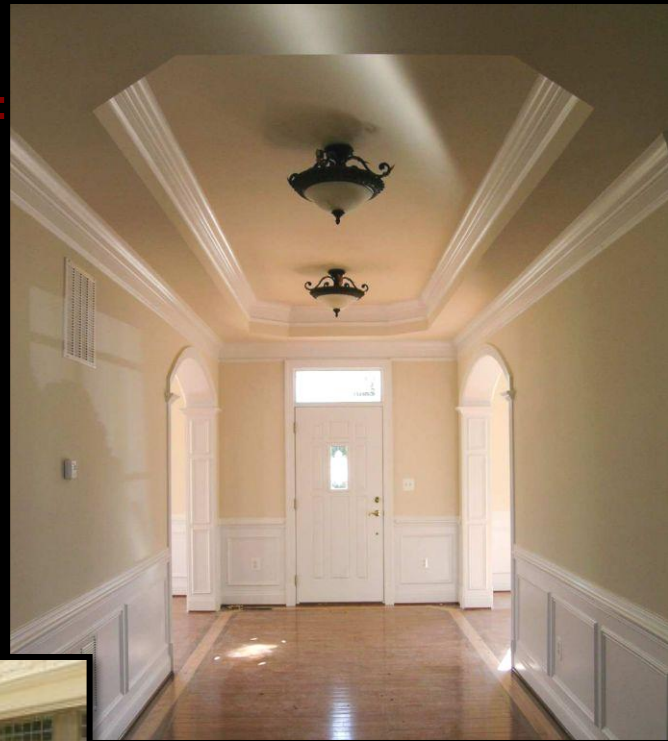


Basement



Melody Lane









STANDARD FEATURES

Exterior

18,389 Sq. Ft. Corner Lot in the Heart of Vienna
“Colonial Farmhouse” Styled Elevation Featuring Low Maintenance
Cement Fiberboard Lap Siding on all Four Sides with Stone Water
Table
Large wrap around porch on three sides with Standing Seam Metal
Roof, Trex porch flooring and Decorative Columns
Large Covered Porch on Rear of House
Three Car, Side-Load Garage
Walk-Up Basement with Egress for 5th Bedroom
Professionally Designed Landscape Package

Flooring

Finished-In-Place 4 ¼” Red Oak Hardwood Floors on the Entire First
Floor (except mudroom), and Upper Hall
Upgraded Ceramic Tile in all Full Bathrooms, Mud Room and
Laundry Room
Upgraded Padding and Carpet for Upper Level Bedrooms and
Finished Basement

Kitchen

Upgraded Granite Countertops and Tiled Backsplash
Dura Supreme Maple/Cherry Wood Cabinets 30” Built-In,
Convection Wall Oven and microwave
36” Duel Fuel Professional Range with Decorative Hood Vent
Under-counter Beverage Center in Butler’s Pantry
Extra Large, Stainless Steel Chef’s Sink
Large, Walk-In Pantry with Built-In Shelving

Owner’s Suite

Extra Large “His” and “Hers” Walk-In Closet with Built-In Closet

System

Oversized Ceramic Tile Shower with Steam Unit, Built-In Seat and
Glass Surround
Two Kohler Shower Heads with Separate Hand-Held Spray
Upgraded Granite Tops, “His” and “Hers” Maple Vanities.

Other Features

9’ Ceilings on the First and Second Floors
Large, Tiled Mud Room off of Garage with Built-In Cubbies and Coat
Hooks
Vented Gas Fireplace in Family Room with Floor to Ceiling Stone
Profile
Gas Fireplace in Basement with Decorative Mantle and Surround
Designer Closet Shelving in All Bedroom Walk-In Closets
Finished Basement with Rec Room, 5th Bedroom with Full Bath,
Powder Room, and Gas Fireplace
In-Law Suite over Garage with Full Bath and Kitchenette

**Custom options, revisions or additions are available subject to
construction schedule.**

All information subject to change without notice.

**Please contact Casey Samson for current availability, pricing and
options.**

Proudly Built by Taurus Enterprises, LLC

Casey Samson | Realtor | Samson Properties |

703-508-2535 | kcsamson@aol.com