

**GREEN LOGIC**  
**REALTY & BUILDERS**

BUILDING DREAMS, ONE CLIENT AT A TIME

713 MILLER AVE GREAT FALLS, VA

COMING SOON....

# NEW CONSTRUCTION

713 MILLER AVE. GREAT FALLS (FAIRFAX COUNTY)

Base Price: **\$1,599,900**

Up to **~7,000sf on 3-lvls**

**4** bedrooms, **4.5** bathrooms (upstairs)

2-Car Garage or 3-car garage opt.

Partial Stone/Brick Front, Hardi-Plank 3-sides

Front Porch (walk-out dining room)

Several Models to Choose From

## **Options:**

All Brick/Stone Exterior

3-Car Garage

5<sup>th</sup> Bedroom/Bathroom Bonus Room Above Garage

Fully Finished Basement

Media Room/Wet Bar

First Floor Master Suite

6<sup>th</sup> Bedroom/Bathroom Basement

5-Bedroom PERC

Well/Treated System

Natural Gas

Verizon FIOS

R-19 exterior 2x6 walls

10' 1<sup>st</sup> Lvl, 9' Basement, 9' 2<sup>nd</sup> flr

Energy-Star Rated Appliances

Beautiful Corner Lot: Full One-Half-Acre with Open space in rear and side yard.

Great Location Minutes to Great Falls  
Downtown, Route 495/66, Tysons Corner Mall,  
McLean Metro

Delivery: Fall 2015

# NEIGHBORHOOD INFO.

- ⌘ Fairfax County Public Schools
  - ⌘ Great Falls Elementary (GT)
  - ⌘ Cooper Middle (AAP)
  - ⌘ Langley H.S. (AAP)
- ⌘ Transit:
  - ⌘ Few Mins to Great Falls Village Shopping
  - ⌘ Mins to New METRO station (Silverline)
  - ⌘ Close to shopping/Tysons Corner Mall.

LOCATION. LOCATION. LOCATION.

BEST STREET IN GREAT FALLS



**ROSBERRY ELEVATION # 1: \$1.599M**



**ROSEBERRY ELEVATION # 2: \$1.625M**



FRONT ELEVATION

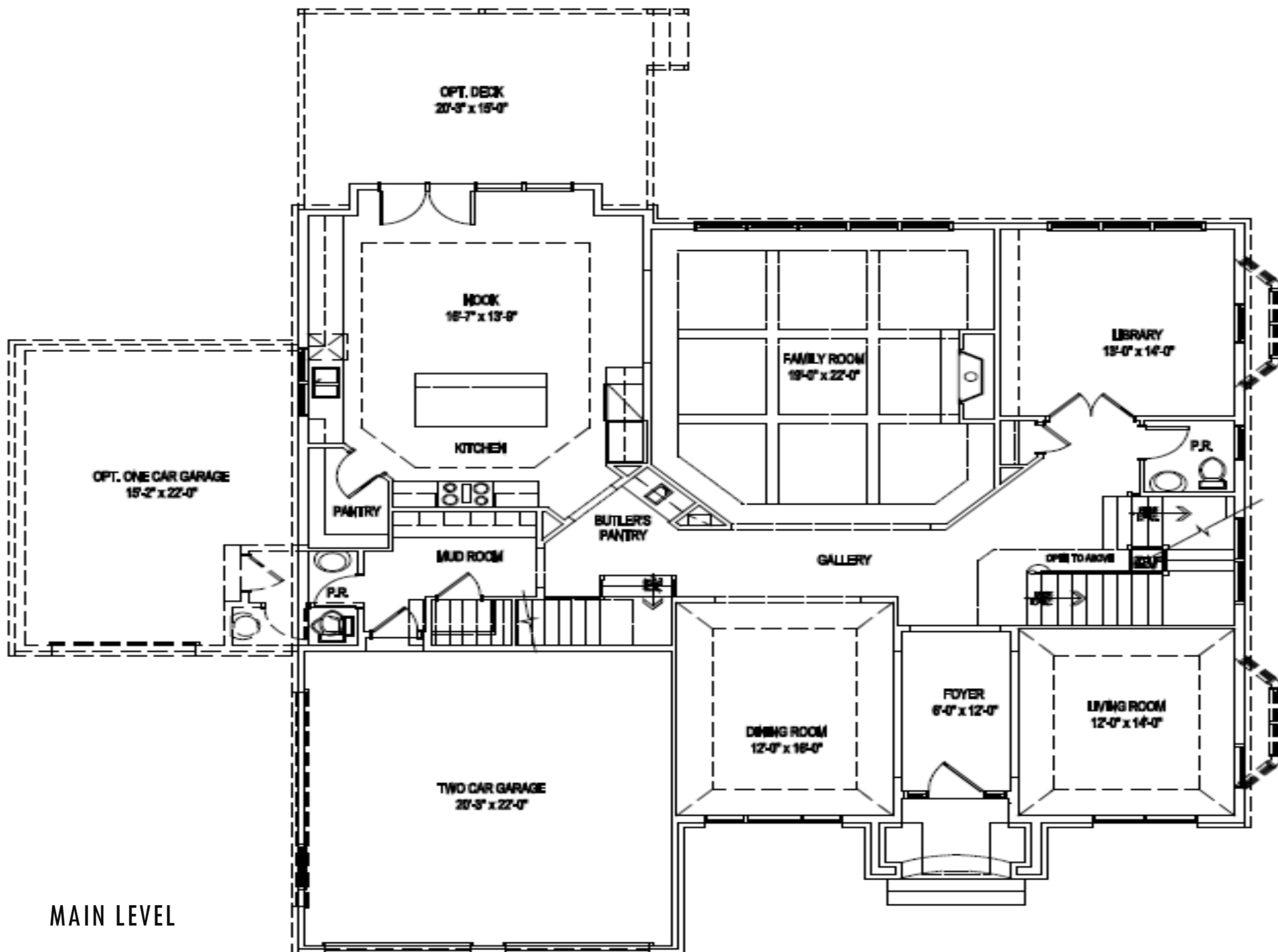
ELEVATION #2

**FOXBOROUGH ELEVATION # 1: \$1.699M**

*Actual Floor Plan Maybe Different. Copyright 2015. GREEN LOGIC REALTY, Inc.*

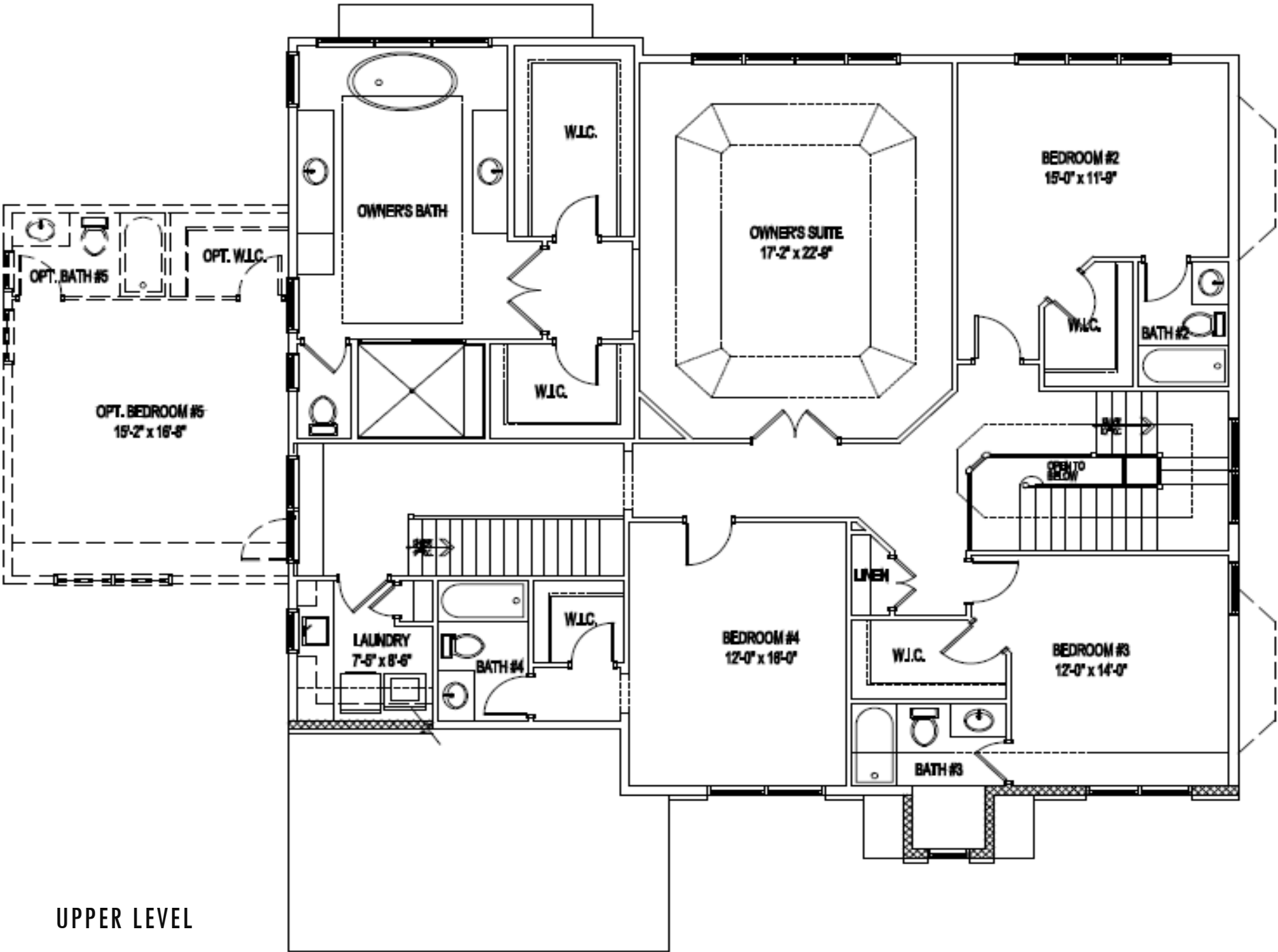


# FOXBOROUGH ELEVATION # 2: \$1.75M

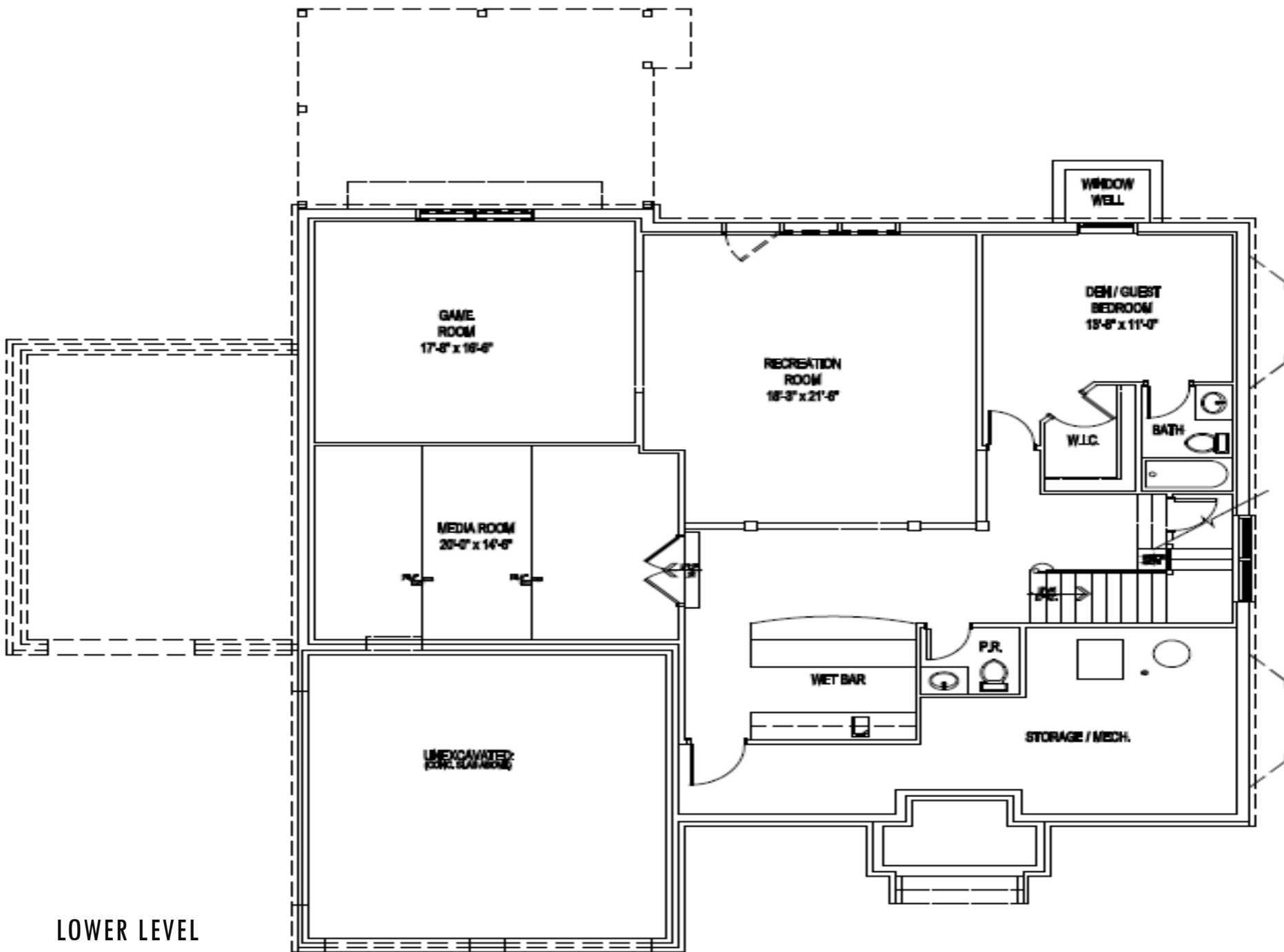


MAIN LEVEL





UPPER LEVEL



LOWER LEVEL



# LOT INFO.

## REAR PHOTO



# VIRTUAL TOURS — PAST PROJECTS

[www.6507byrnesdrive.com](http://www.6507byrnesdrive.com)

<http://tour.circlepix.com/tour/Nitro/loadingPage.htm?tourId=834367#>

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**Notice: Owner is a licensed real estate broker in Commonwealth of VA and MD.**

