

Welcome to Pine Ridge/Mantua

3316 Prosperity Avenue  
Fairfax, Virginia 22031



**CITY&SUBURBAN**  
REAL ESTATE BROKERAGE

Chris Reynolds, Broker  
703-593-9086 Direct/Text  
[chris@citysub.net](mailto:chris@citysub.net)

## 3316 Prosperity Avenue Fairfax, Virginia 22031

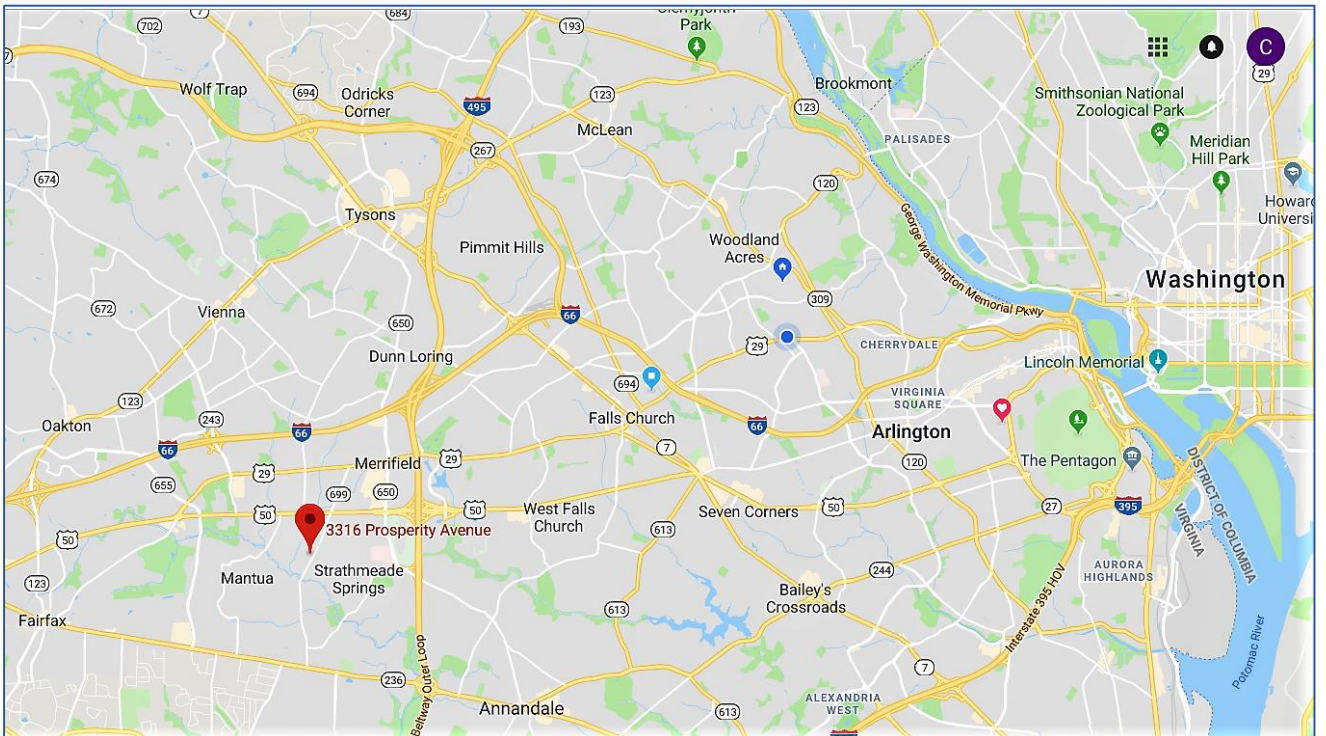
- Very spacious and expanded Rancher on a gorgeous one acre lot.
- Large separate living quarters with separate entrance on the main level; perfect for a mother in law or caretaker suite. Features a kitchenette, full bath with walk in shower, plus walk in closet.
- Beautifully remodeled Kitchen with Island and stainless steel appliance package.
- Plenty of table space in the Breakfast Room adjacent to Kitchen.
- Family Room open to the Kitchen with fireplace and glass doors leading to a covered Patio.
- Formal Living Room with fireplace, separate Dining Room adjacent to the Kitchen.
- Fabulous Master Bedroom suite with fireplace, twin walk in closets, tray ceiling, and full bath with large soaking tub, separate shower and private toilet room.
- Second bedroom with en-suite bathroom
- Private Office with bath and separate entrance.
- Hobby Room or second office on Main level.
- Hardwood flooring throughout most of the home.
- Five-zone radiant gas heating system, Central air conditioning.
- Amazing Garage in the back corner of the Lot with two full garage spaces, separate Greenhouse, Potting Room, and separate garage for the lawn tractor.
- Recreation Room with fireplace, plus utility and storage room on the Lower Level.
- Total finished area above grade = 4,046 square feet.
- This home is set well back from the main road for privacy.
- The back yard is spectacular, level and features a lovely pergola and seating area.















## General Information

- Tax Map ID # 0591 03 0032
- Legal Description: Lot 32, Section 2, Pine Ridge
- Finished Square feet of house = 4,046
- Garage is 988 square feet
- Lot Size: 42,564 square feet. Zoning is R-1 (1 DU/acre)
- Water is from newly installed well.
- Public Sewer service
- Natural Gas is connected to the house.
- Very close proximity to Fairfax Hospital, Tysons Corner, Dunn Loring Metro, 495 Beltway and all major transportation.
- Short drive to the new Mosaic Center with restaurants, shops and movie theaters.

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