

7231 Clifton Road, Clifton, VA 20124 8.1 Acres | 5 BR Conventional Septic Certification



#### 7231 Clifton Road, Clifton, VA 20124

For sale is a roughly 8.1-acre parcel in a prime location just half-a-mile from the center of Clifton in Fairfax County, Virginia. In an area where most lots are between 1- and 5-acres, this oversized lot offers extra room to spread out and enjoy some privacy. The property, which is roughly rectangular in shape and slopes gently from front to back, has approximately 425 feet of frontage on Clifton Road and was previously approved for a 5 BR conventional drainfield. The site is primarily wooded, with a small clearing towards the front. According to a 2013 grading plan, there are no critical erosion areas on the property. The lot is surrounded by residential properties in the R-C zoning district and is adjacent to a small neighborhood served by a private drive. The property cannot be subdivided.

#### For more information, call or text Jonathan Kennedy @ 202-750-4050.









#### Jonathan Kennedy, ALC **Principal Broker** Licensed in Virginia (202) 750-4050 jkennedy@landreadyre.com www.landreadyre.com

7231 Clifton Road

5 BR Conventional **Drainfield Approval** 

8.1 Acres

Clifton Road

RC Zoning

Office 131 Park Street NE Suite 8F Vienna, VA 22180 (571) 489-6573

**CALL OR TEXT 202-750-4050** 



# Aerial Map from Fairfax County GIS





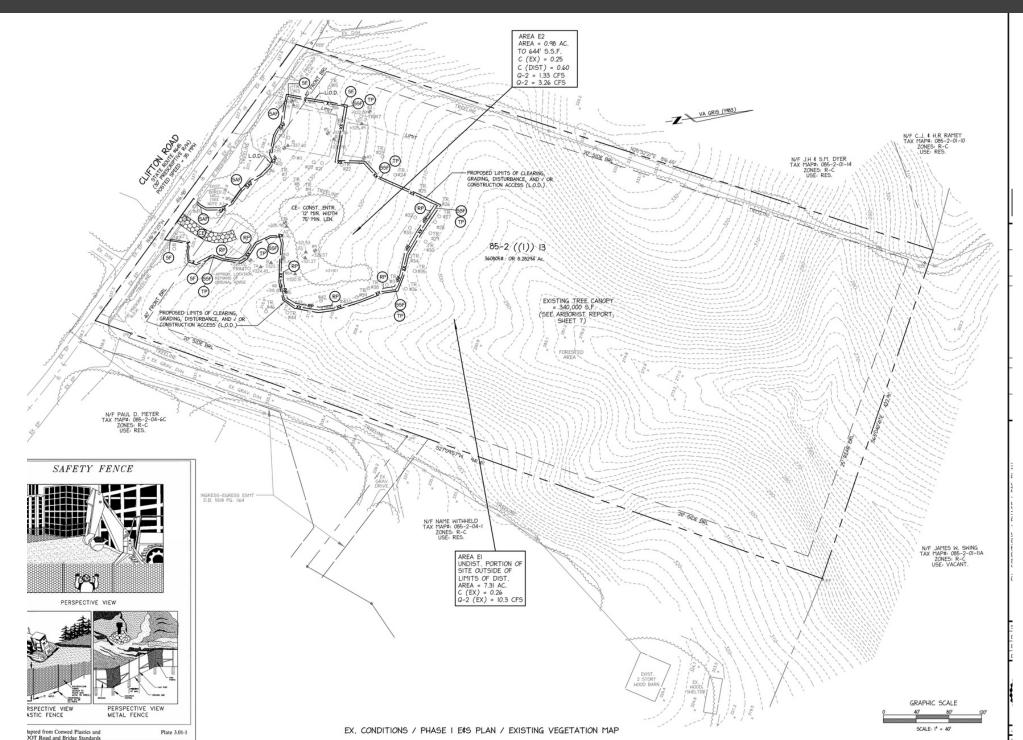
## Parcel Map from Fairfax County GIS





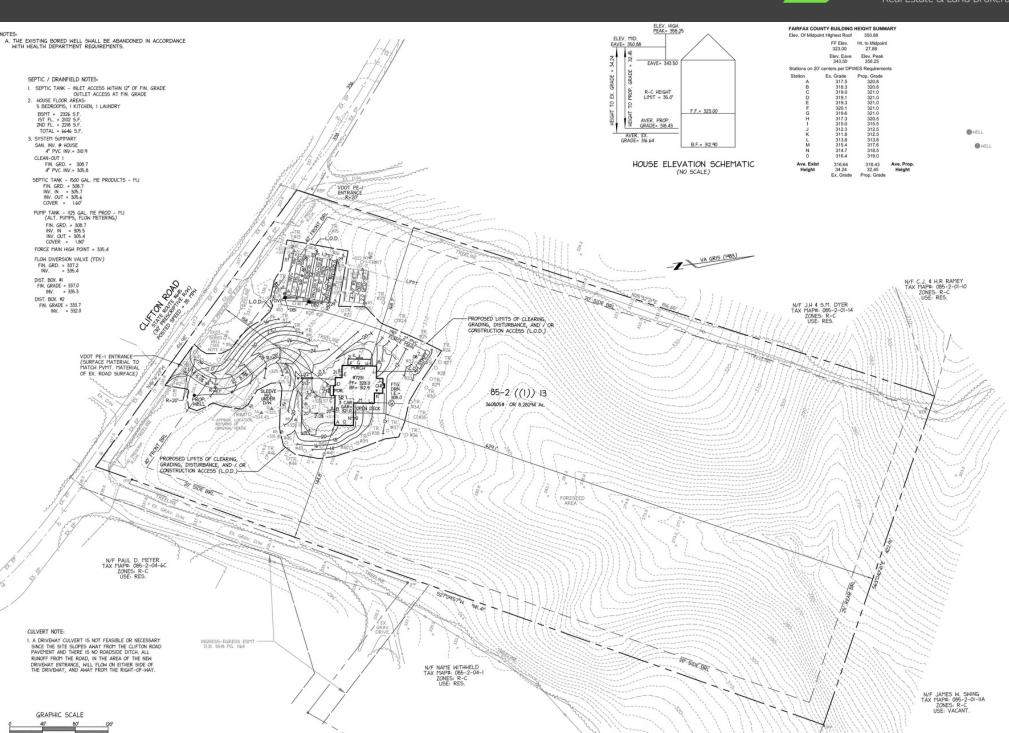
### 2013 Existing Conditions & Phase 1 E&S Plan





## 2013 Grading Plan





Gettigan & Dalton

McGettigan

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GRADING PLAN
CLIFTON ROAD

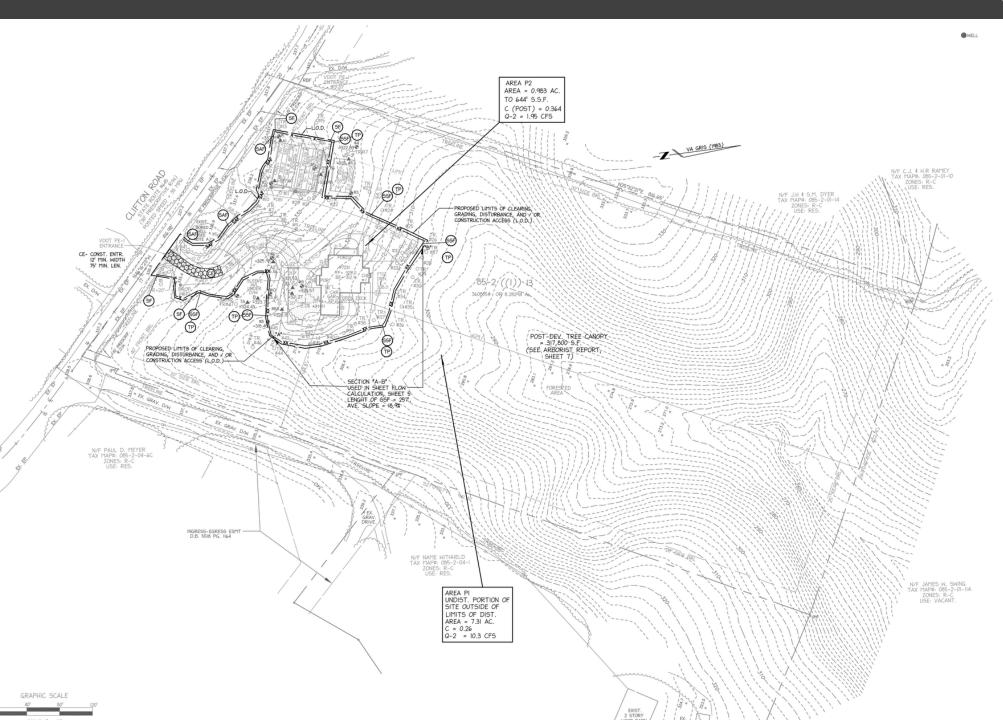
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#### 2013 Phase 2 E&S Plan

PHASE 2 E#S PLAN





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31 CLIFTON ROAD

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