

**Status:** SOLD  
**List Price:** \$285,000  
**Ownership:** Fee Simple - Sale  
**BR/FB/HB:** 3/2/2  
**Lot AC/SF:** 0.07/3,049.00  
**Lvls/Fpls:** 3 / 1  
**Tot Fin SF:** 0  
**Year Built:** 1988  
**Total Tax:** \$2,425  
**Tax Yr:** 2003  
**Ground Rent:**  
**Style:** Colonial  
**Type:** Townhouse



**Close Price:** \$290,000      **Close Date:** 30-Apr-2004      **Subsidy:** \$0      **Contract Date:** 04-Apr-2004  
**Legal Sub:** Potomac Crossing      **HOA Fee:** \$45.00/mo pd Monthly  
**Adv. Sub:** Potomac Crossing      **C/C Fee:** /mo pd  
**Model:**      **Condo/Coop Proj Name:**

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR	3	0	3	0	0	0	ES: CALL SCHOOL BOARD
FB	2	0	2	0	0	0	MS: CALL SCHOOL BOARD
HB	2	1			1		HS: CALL SCHOOL BOARD

**Master Bdrm:** 20 x 11 Upper 1      **Fifth Bdrm:**      **Rec Rm:** 20 x 12 Lower 1      **Othr Rm 3:**  
**Master Bdrm 2:**      **Living Rm:** 20 x 12 Main      **Den:**      **Foyer :**  
**First Bdrm:**      **Dining Rm:** 16 x 10 Main      **Library:**      **Garage:**  
**Second Bdrm:** 10 x 10 Upper 1      **Kitchen:** 13 x 11 Main      **Sitting:**      **Carpport:**  
**Third Bdrm:** 11 x 9 Upper 1      **Brkfast Rm:**      **Othr Rm 1:**      **Unfinished:**  
**Exterior:** Fenced - Rear, Sidewalks      **Exposure:**  
**Exterior Const:** Vinyl Siding      **Roofing:**

**Other Structures:** Shed  
**Lot Desc:** Cul-de-sac  
**Basement:** Yes, Fully Finished  
**Parking:** Prk Space Cnvys  
**Heating System:** Forced Air  
**Water:** Public  
**Cooling System:** Central A/C, Heat Pump(s)  
**Sewer/Septic:** Public Sewer  
**Appliances:** Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Oven/Range-Electric, Range hood, Refrigerator, Washer  
**Amenities:** FP Mantels, MBA/Sep Shwr, MBR-BA Full, Sump Pump, W/W Carpeting  
**HOA/C/C Fee Includes:** Master Ins Policy, Pool(s), Tot Lot(s)/Plygrd  
**HOA/C/C Amenities:** Common Grounds, Jog/walk Path, Pool-Outdoor, Tennis Courts, Tot Lots/Plygrd

**Remarks:**  
**Directions:** LEESBURG 15N BYPASS ( TO FREDERICK) RIGHT BATTLEFIELD PKWY,L BALLS BLUFF,L INTO COURT TO #746 AT END ON RIGHT W/SIGN  
**Listing Co:** LONG & FOSTER REAL ESTATE, INC., LNG145      **List Date:** 03-Apr-2004      **DOM-MLS/Prop:** 2/2

**Courtesy of: MICHAEL BRIGGS**  
**Home:** (703) 803-0806  
**Pager:**  
**Voice Mail:** (703) 282-3972  
**E-mail:** mikebriggs@realtor.com

**Agent Office:** (703) 282-3972  
**Cell:** (703) 282-3972  
**Ext:**

**Broker:** BROOKSIDE REALTY GROUP INC.  
**Broker Office:** (703) 803-8335  
**Broker Fax:** (703) 803-8336