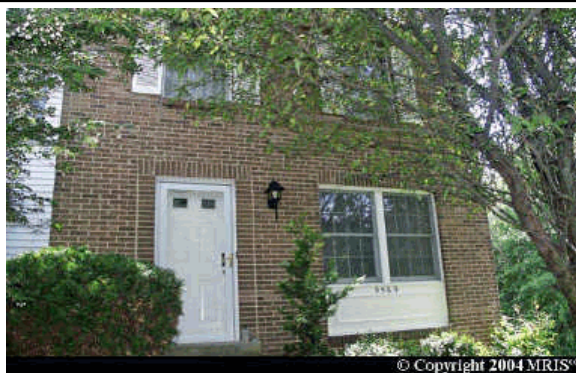


Status: SOLD
List Price: \$325,000
Ownership: Fee Simple - Sale
BR/FB/HB: 3/2/1
Lot AC/SF: 0.05/2,178.00
Lvls/Fpls: 3 / 0
Tot Fin SF:
Year Built: 1984
Total Tax: \$2,492
Tax Yr: 2003
Ground Rent:
Style: Colonial
Type: Townhouse



Close Price: \$325,000 **Close Date:** 16-Jul-2004 **Subsidy:** \$0 **Contract Date:** 23-May-2004
Legal Sub: Whitfield Green **HOA Fee:** \$50.00/mo pd Quarterly
Adv. Sub: Whitfield Green **C/C Fee:** /mo pd
Model: FAIRFIELD **Condo/Coop Proj Name:**

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR	3	0	3	0	0	0	ES: BONNIE BRAE
FB	2	0	2	0	0	0	MS: ROBINSON
HB	1	0	0	0	1	0	HS: ROBINSON

Master Bdrm: 16 x 13 Upper 1	Fifth Bdrm:	Rec Rm: 18 x 12 Lower 1	Othr Rm 3:
Master Bdrm 2:	Living Rm: 17 x 12 Main	Den:	Foyer :
First Bdrm:	Dining Rm: 12 x 10 Main	Library:	Garage:
Second Bdrm: 8 x 10 Upper 1	Kitchen: 12 x 9 Main	Sitting:	Carpport:
Third Bdrm: 11 x 9 Upper 1	Bkrfast Rm:	Othr Rm 1: 9 x 8 Lower 1	Unfinished: Lower 1

Exterior:
Exterior Const: Brick and Siding, Brick Front, Vinyl Siding
Other Structures:

Lot Desc:
Basement: Yes, Full, Partially Finished, Walkout Level

Parking: Assigned

Heating System: Heat Pump(s)

Water: Public

Cooling System: Central A/C, Heat Pump(s)

Sewer/Septic: Public Sewer

Appliances: Dishwasher, Disposal, Dryer, Oven/Range-Electric, Refrigerator, Washer

Amenities: Built-in Bookcases, MBR-BA Full, Shades/Blinds, W/W Carpeting, Walk-in Closet(s)

HOA/C/C Amenities:

Remarks: Rare opportunity in this price range for a 3-lvl, brick-front END unit with LEVEL WALKOUT to fenced yard ~ check available inventory and hurry! ~ WALK to VRE! ~ easy commuter location! ~ All new roof, vinyl, gutters & shutters '02 ~ most carpet & vinyl '03 ~ HVAC '97, H2o heater '98 ~ 2 updated baths '96 ~ recent neutral paint ~ room for 4th BR or office in LL ~ Seller may need HOC contingency....

Directions: 123 & BRADDOCK (GMU)~ EAST ON BRADDOCK, RIGHT SIDEBURN, CROSS ZION, LEFT NEW GUINEA, RIGHT CAITHNESS....OR...495 TO BRADDOCK WEST, LEFT GUINEA, BECOMES NEW GUINEA, CROSS ROBERTS, LEFT CAITHNESS.....NOTE: NO LOCKBOX/SHOW 'TILL 12PM SAT 5/22

Listing Co: BROOKSIDE REALTY GROUP INC., BKSD1

List Date: 21-May-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