

Status: SOLD
List Price: \$317,900
Ownership: Fee Simple - Sale
BR/FB/HB: 2/2/1
Lot AC/SF: 0.05/2,178.00
Lvls/Fpls: 3 / 0
Tot Fin SF:
Year Built: 1999
Total Tax: \$2,775
Tax Yr: 2003
Ground Rent:
Style: Colonial
Type: Townhouse



Close Price: \$315,000 **Close Date:** 21-Jun-2004 **Subsidy:** \$0 **Contract Date:** 11-May-2004
Legal Sub: Ridgeleigh **HOA Fee:** \$38.00/mo pd Monthly
Adv. Sub: Ridgeleigh **C/C Fee:** /mo pd
Model: **Condo/Coop Proj Name:** **Map Coord:** 26F11

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR	2	0	2	0	0	0	ES: SPRINGWOODS
FB	2	0	2	0	0	0	MS: WOODBRIDGE
HB	1	1	0	0	0	0	HS: OSBOURN PARK

Master Bdrm: 15 x 11 Upper 1 **Fifth Bdrm:** **Rec Rm:** 25 x 18 Lower 1 **Othr Rm 3:**
Master Bdrm 2: **Living Rm:** 20 x 14 Main **Den:** **Foyer :**
Second Bdrm: 10 x 10 Upper 1 **Kitchen:** 21 x 14 Main **Sitting:** **Carport:**
Third Bdrm: 17 x 10 Upper 1 **Brkfast Rm:** **Othr Rm 1:** **Unfinished:**
Fourth Bdrm: **Family Rm:** 11 x 10 Main **Othr Rm 2:**
Exterior: **Exposure:**
Exterior Const: Alum/Steel Siding **Roofing:**

Other Structures:
Lot Desc:
Basement: Yes, Full, Walkout Level
Parking: Assigned **Gar/Crpt/Assgd Spaces:** //2
Heating System: Forced Air **Heating Fuel:** Natural Gas
Water: Public **Hot Water:** Natural Gas
Cooling System: Central A/C **Cooling Fuel:** Electric
Sewer/Septic: Public Sewer **Soil Type:**

Appliances:
Amenities: Shades/Blinds, W/W Carpeting
HOA/C/C Amenities:

Remarks: Immaculate end unit town home with glorious space and light throughout. Three finished levels with huge eat-in kitchen, three level bump outs, walkout basement, master suite with vaulted ceilings, sitting area and deluxe bath. Full walk-out basement w/plenty of storage and a rough-in for 3rd bath. Just steps to the Occoquan river

Directions: I95 TO LAKE RIDGE EXIT, LEFT ON OLD BRIDGE ROAD, RIGHT ON SPRINGWOODS, RIGHT ON BRACKNELL, LEFT ON AMARA, RIGHT ON KOVAL TO 3841.

Listing Co: MCENEARNEY ASSOCIATES, INC., MCE1 **List Date:** 14-Apr-2004 **DOM-MLS/Prop:** 28/28

Courtesy of: MICHAEL BRIGGS
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