

Status: SOLD
List Price: \$199,500
Ownership: Condo - Sale
BR/FB/HB: 1/1/
Lot AC/SF: /
Lvls/Fpls: 1 / 1
Tot Fin SF: 831
Year Built: 1989
Total Tax: \$1,466
Tax Yr: 2003
Ground Rent:
Style: Contemporary
Type: Garden 1-4 Floors



Close Price: \$204,500 **Close Date:** 30-Aug-2004 **Subsidy:** \$0 **Contract Date:** 02-Aug-2004
Legal Sub: Ponds At Centreville **HOA Fee:** /mo pd
Adv. Sub: Ponds At Centreville **C/C Fee:** \$129.00/mo pd Monthly
Model: TEAL II **Condo/Coop Proj Name:** PONDS AT CENTREV

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR	1	1	0	0	0	0	ES: CENTRE RIDGE
FB	1	1	0	0	0	0	MS: LIBERTY
HB							HS: CENTREVILLE

Master Bdrm: 14 x 11 Main **Fifth Bdrm:**
Master Bdrm 2: **Living Rm:** 22 x 15 Main **Den:**
Second Bdrm: **Kitchen:** 9 x 8 **Sitting:**
Exterior: Patio **Exposure:**
Exterior Const: Vinyl Siding **Roofing:**

Othr Rm 3:
Foyer:
Carport:

Other Structures: Above Grade
Lot Desc: Bcks-Opn Comm, Pond, Water View
Basement: No
Parking: Assigned, Gen Comm Elem, Street
Heating System: Heat Pump(s)
Water: Public
Cooling System: Ceiling Fan(s), Heat Pump(s)
Sewer/Septic: Public Sewer
Appliances:
Gar/Crpt/Assgd Spaces: //1
Heating Fuel: Electric
Hot Water: Electric
Cooling Fuel: Electric
Soil Type:

Amenities: FP Mantels, Shades/Blinds, W/W Carpeting
HOA/C/C Fee Includes: Ext Bldg Maint, Management, Master Ins Policy, Pool(s), Rec Facility, Sewer, Snow Removal, Tennis Courts, Tot Lot(s)/Plygrd, Trash Removal, Water
HOA/C/C Amenities: Basketball Courts, Common Grounds, Exercise Room, Other, Party Room, Pool-Outdoor, Tennis Courts, Tot Lots/Plygrd

Remarks: Don't miss the best 1Br condo value on the market ~ Spacious (831 sqft), clean, all neutral...and tucked away from the street with private patio overlooking the big pond ~ 2 huge storage rms, covered entrance, corner fpl ~ NEW in past year: paint/carpet, Full-Size w&d, dishwasher, disposal, bath vanity & tile floor ~ walk across street to shops & restaurants! ~ original owner! ~ great community!

Directions: FAIRFAX CITY/FFX CO PKWY: 29S (LEE HWY) ~ LEFT UNION MILL ~ RIGHT BRADDOCK (COLLONADE SHOPPING CENTER) ~ LEFT ORCHARD HILL LN ~ BEAR (2ND) RIGHT ON ORCHARD HILL LN TO #5827 ON RIGHT, PARK IN UNASSIGNED SPACE ~ DON'T WAIT - YOU'LL BE LATE !!

Listing Co: BROOKSIDE REALTY GROUP INC., BKSD1 **List Date:** 28-Jul-2004 **DOM-MLS/Prop:** 5/5

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