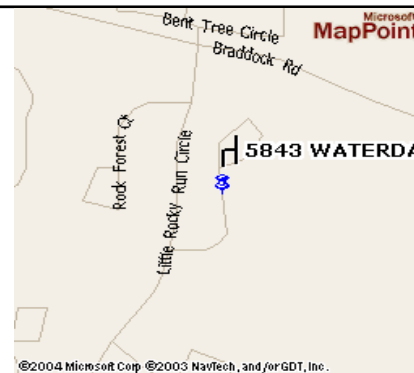


**Status:** SOLD  
**List Price:** \$275,000  
**Ownership:** Fee Simple - Sale  
**BR/FB/HB:** 2/2/1  
**Lot AC/SF:** 0.03 / 1,307.00  
**Lvls/Fpls:** 3 / 1  
**Tot Fin SF:**  
**Year Built:** 1985  
**Total Tax:** \$2,094  
**Tax Yr:** 2003  
**Ground Rent:**  
**Style:** Colonial  
**Type:** Townhouse



**Close Price:** \$280,000

**Close Date:** 14-May-2004

**Subsidy:** \$0

**Contract Date:** 04-Apr-2004

**Legal Sub:** Little Rocky Run

**HOA Fee:** \$193.00/mo pd Quarterly

**Tax Map:** 0652 03 0131B

**Adv. Sub:** Little Rocky Run

**C/C Fee:** /mo pd

**Liber:**

**Model:** BARTON

**C/C Proj Name:**

**Folio:** 652

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR	2	0	2	0	0	0	ES: CENTRE RIDGE
FB	2	0	2	0	0	0	MS: LIBERTY
HB	1	1					HS: CENTREVILLE

**Parcel:**

**Block/Square:**

**Lot:** 131B

**Map Coord:** 12B13 **Area:** 10-6

**Master Bdrm:** 14 x 12 Upper 1

**Fifth Bdrm:**

**Rec Rm:**

**Master Bdrm 2:**

**Living Rm:** 24 x 17 Main

**Den:**

**Second Bdrm:** 14 x 17 Upper 1

**Kitchen:** 17 x 9 Main

**Sitting:**

**Third Bdrm:**

**Brkfast Rm:**

**Othr Rm 1:**

**Exterior:** Deck

**Exposure:** Trees

**Exterior Const:** Alum/Steel Siding

**Roofing:**

**Other Structures:**

**Lot Desc:** Backs to Trees, Bcks-PrkInd, Lot Premium

**Gar/Crpt/Assgd Spaces:** //2

**Basement:** Yes, Full, Partially Finished, Walkout Level

**Heating Fuel:** Natural Gas

**Parking:** Assigned, Off Site Parking, Other, Street

**Hot Water:** Electric

**Heating System:** Forced Air

**Cooling Fuel:** Electric

**Water:** Public

**Soil Type:**

**Cooling System:** Central A/C

**Sewer/Septic:** Public Sewer

**Appliances:** Dishwasher, Disposal, Dryer, Exhaust Fan, Oven/Range-Electric, Range hood, Refrigerator, Washer

**Amenities:** FP Mantels, Lwn Mwr/Trac, MBR-BA Full, Shades/Blinds

**HOA/C/C Fee Includes:** CAM, Other, Pool(s), Rec Facilty, Reserve Funds, Snow Removal, Tennis Courts, Tot Lot(s)/Plygrd, Trash Removal

**HOA/C/C Amenities:** Basketball Courts, Common Grounds, Other, Pool-Outdoor, Tennis Courts, Tot Lots/Plygrd

**List Date:** 02-Apr-2004

**Update Date:** 27-May-2004

**DOM-MLS:** 3

**DOM-Prop:** 3

**Remarks:** Lowest price in LRR, best value in C'ville! ~ Instant Equity with a little sprucing up ~ 1800 sqft w/2br, 2ba up, full ba RI down ~ deck off kitch & level w/o bsmt BACKS PARKLAND ~ Orig Owner replaced AC (1yr), GAS furnace (5yrs), H2O heater (3.5yrs), COPPER pipes! ~ plenty of parking! ~ Note: lawn mower, workbenches & cabinets in bsmt can convey ~ loads of potential for 3 fin lvls, 3.5ba! ~ Hurry

**Directions:** FAIRFAX CO PKWY TO 29S (LEE HWY), L PICKWICK, L BRADDOCK, R LITTLE ROCKY RUN, L WATERDALE - PARK IN 2 SPACES #131. \*\* WALK TO UNION MILL SHOPPING CNTR, GIANT, CVS, OUTBACK, ETC. \*\* IMAGINE THIS HOME DRESSED UP W/NEW PAINT, CARPET, FIN BSMT!

**Show Instructions:** Call 1st-Owner, Lockbox-Frnt Dr, All Days, 9 AM - 7 PM

**Listing Co:** BROOKSIDE REALTY GROUP INC., BKSD1

**Phone:** (703) 803-8335

**Fax:** (703) 803-8336

**Listing Agent:** MIKE BRIGGS

**Home:** (703) 803-0806

**Fax:**

**Office:** (703) 282-3972

**Pager:**

**Cell:** (703) 282-3972

**Owners:** NOEL BASNIGHT

**Home:** (703) 830-5634

**Show Contacts:** NOEL BASNIGHT (OWNER)

**Home:** (703) 830-5634

**Sub Comp:** 3%

**Buy Comp:** 3%

**Add'l:**

**Dual:** N

**DesR:** Y

**VarC:** Y