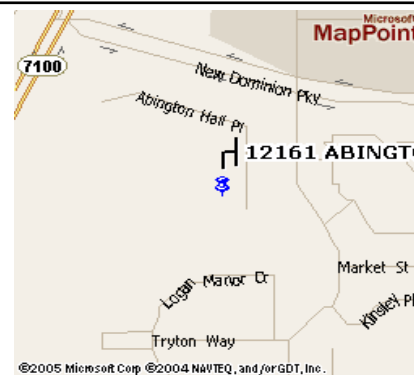


Status: SOLD
List Price: \$449,000
Ownership: Condo - Sale
BR/FB/HB: 2/2/
Lot AC/SF: /
Lvls/Fpls: 1 / 1
Tot Fin SF: 1172
Year Built: 2000
Total Tax: \$3,051
Tax Yr: 2004
Ground Rent:
Style: Colonial
Type: Garden 1-4 Floors



Close Price: \$453,490 **Close Date:** 29-Mar-2005 **Subsidy:** \$0 **Contract Date:** 28-Feb-2005
Legal Sub: Madison Park At West Mar **HOA Fee:** \$94.00/mo pd Monthly
Adv. Sub: Madison Park At West Mar **C/C Fee:** \$139.00/mo pd Monthly
Model: ESSEX 2 **Condo/Coop Proj Name:** MADISON PARK AT

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR	2	2	0	0	0	0	ES: LAKE ANNE
FB	2	2	0	0	0	0	MS: HUGHES
HB							HS: SOUTH LAKES

Master Bdrm: 13 x 13 Main	Fifth Bdrm:	Rec Rm:	Othr Rm 3:
Master Bdrm 2:	Living Rm:	Den:	Foyer :
First Bdrm:	Dining Rm: 13 x 9 Main	Library:	Garage:
Second Bdrm: 12 x 12 Main	Kitchen: 12 x 9 Main	Sitting:	Carpport:
Third Bdrm:	Brkfast Rm:	Othr Rm 1:	Unfinished:
Fourth Bdrm:	Family Rm: 18 x 14 Main	Othr Rm 2:	

Exterior: Patio **Exposure:** Water View, West
Exterior Const: Brick **Roofing:**

Other Structures: Above Grade

Lot Desc: Backs to Trees, Bcks-Opn Comm, Water View

Basement: No

Parking: Assigned, Gen Comm Elem, Off Site Parking, Other, Prk Spac **Gar/Crpt/Assgd Spaces:** //1

Heating System: Forced Air **Heating Fuel:** Natural Gas

Water: Public **Hot Water:** Electric

Cooling System: Central A/C **Cooling Fuel:** Electric

Sewer/Septic: Public Sewer **Soil Type:**

Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Microwave, Oven/Range-Electric, Refrigerator, Washer

Amenities: Entry Lvl BR, FP Glass Doors, FP Mantels, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Shades/Blinds, Tub-Soaking, W/W Carpeting, Walk-in Closet(s), Wood Floors

HOA/C/C Fee Includes: CAM, Comm Center, Ext Bldg Maint, Management, Master Ins Policy, Pool(s), Rec Facly, Reserve Funds, Snow Removal, Tennis Courts, Tot Lot(s)/Plygrd, Trash Removal

HOA/C/C Amenities: Basketball Courts, Bike Trail, Common Grounds, Community Ctr, Exercise Room, Jog/walk Path, Other, Party Room, Pool-Outdoor, Sauna, Tennis Courts, Tot Lots/Plygrd, Water / Lake Priv

Remarks: Fabulous, private 5-yr young condo w/covered patio overlooking "lake" (western exposure w/sun over water!) ~ easy-access rear terrace unit ~ just steps to community path & W&OD trail, West Market Club (pool, gym, sauna, party room)~ walk to Town Centre & new "Mid-Town" ~ 42" maple cabs, corian, ceramic tile, hdwd foyer, gas fpl, big MBR, upgrade carpet, new paint ~ make it yours! ~ LB @ patio door

Directions: TOLL RD TO FFX CO PKWY NORTH ~ R NEW DOMINION ~ R CRESCENT PARK ~ R ABINGTON HALL, BEAR RIGHT THEN LEFT TO REAR OF #12161 ~ PARK IN SPACE #7A-T2 ON LEFT (CLOSEST TO LAKE) OR UNMARKED SPOTS, AND WALK TO PATIO DOOR AT FAR RIGHT END OF BLDG.

Listing Co: BROOKSIDE REALTY GROUP INC., BKSD1 **List Date:** 25-Feb-2005 **DOM-MLS/Prop:** 3/3

Courtesy of: MICHAEL BRIGGS
Home:
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