

# THE RON RUSH TEAM



10141 Spring Lake Terrace  
Fairfax, Virginia 22030

Ask for:

**THERESA CYR (703) 929-8345**

13135 Lee Jackson Memorial Highway, Suite 100  
Fairfax, Virginia 22033-1908

43114 Peacock Market Plaza, Unit 100  
South Riding, Virginia 20152

Email: [theresa.cyr@longandfooster.com](mailto:theresa.cyr@longandfooster.com)





Dining area off of Kitchen



Bright Living room with gleaming hardwoods



Side door to yard, raised hearth fireplace Living room



Lower level with raised hearth fireplace



Lower level walk-out to side yard

Residential

## Short Listing

01-Jun-2006

10141 SPRING LAKE TER FAIRFAX, VA 22030-2054

10:52 am

STATUS: ACTIVE

List Type: Modified/Excl

Ownership: Fee Simple, Sale

LIST PRICE: \$524,900

Leg. Sub: COUNTRY CLUB HILLS

HOA FEE: /mo pd

Map Coord: 14A8

Adv. Sub: COUNTRY CLUB HILLS

Other Fee: /mo pd

GROUND RENT:

Lot AC/SF: 13,068/0.30

Lot/Block/Square: 213/

TAXES:

Area:

#Lvs: 2 #Fpls: 2

Style: Rambler

Tax Year:

Age: 50

Main Entrance: Foyer

Type: Detached

Tax ID #: 50771

Year Built: 1956

Tax Map:

TH Type:

Model:

Finished SF: 0

Parcel:

Liber:

Folio:

	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2	Schools
BR:	4	3	0	0	1	0	ES: Daniels Run
FB:	2	1	0	0	1	0	MS: Lanier
HB:	0	0	0	0	0	0	HS: Fairfax

Rooms: Bedroom-Fourth, Bedroom-Master, Bedroom-Second, Bedroom-Third, Dining Room, Kitchen, Living Room, Recreation Rm, Unfinished Bsmt

Master Bedroom: 13 x 11 Main

Fifth

Rec Room: 29 x 14 Lower 1

Othr Rm 3:

Master Bedroom 2:

Living Room: 22 x 14 Main

Den:

Foyer:

First Bedroom:

Dining Room: 13 x 10 Main

Library:

Garage:

Second Bedroom: 12 x 10 Main

Kitchen: 16 x 8 Main

Sitting:

Carport:

Third Bedroom: 13 x 8 Main

Breakfast

Othr Rm:

Unfinished: 18 x 16 Lower 1

Fourth Bedroom: 19 x 14 Lower 1

Family:

Othr Rm 2:

Basement: Yes, Daylight, Full, Fully Finished, Walkout Level, Side Entrance

Parking: Carport, Drvwy/Off Str, Carport Type- Attached

# Gar/Carpt/Assigned: /1/

Heat: Baseboard, Hot Water, Radiant, Zoned, Natural Gas

Cool: Central A/C, Electric

TV/Cable/Comm:

Hot Water: Natural Gas

Water/Sewer/Septic: Public/Public Sewer

Handicap: None

INTERIOR: Cooktop, Dishwasher, Dryer, Exhaust Fan, Ice maker, Oven-SCC, Refrigerator, Washer, Cedar Closet, Drapes/Curtains, Home

Warranty, Walk-in Closet(s), Wood Floors, Galley Kitchen, Liv-Din Combo, Dry Wall,

EXTERIOR: Brick, Shingle, Shingle-Asphalt, Corner Lot, Cul-de-sac, Trees/Wooded, , ,

REMARKS: LOCATION PLUS! SOLID BRICK RAMBLER ON A FANTASTIC 13,068 SF LOT IN FAIRFAX CITY! MAIN LEVEL HAS BRAND NEW HARDWOOD FLOORS! RECENT MAJOR UPGRADES (PAST 5 YRS) INCLUDE FURNACE, CAC, WASHER AND GAS DRYER! VERY EFFICIENT 2 ZONED HOT WATER BASEBOARD HEATING SYSTEM W/ SEP CENTRAL A/C! THE LOWER LEVEL HAS BRAND NEW CARPET AND FLOORING & RECESSED LIGHTING! NEW ROOF! 2 COZY FIREPLACES! W/O TO SIDE YARD

DIRECTIONS: CALL FIRST LARGE DOG! FROM 66 EXIT EAST, LEFT ONTO OLD LEE HWY, LEFT OLD POST, LEFT ONTO SPRINGLAKE TERR, LOOK FOR SIGN ON RIGHT HOUSE IS IN CUL-DE-SAC

Broker: LONG &amp; FOSTER REAL ESTATE, INC., LNG85

Office: (703) 968-7000

Fax: (703) 968-9278

Listing Agent: RON RUSH

LA Office: (703) 968-0723

LA Home:

Email: ron.rush@longandfoster.com

LA Pager: (703) 705-8126

LA Cell: (703) 929-8253

Alt Agent: Theresa Cyr

Home:

Office: (703) 968-7000

Cell: (703) 929-8345

Show Instructions: Call 1st-Owner, Call 1st-Pet, Lockbox-Frnt Dr

Owner: THE VITIELLO FAMILY

Home:

Office:

Showing Contact: THE VITIELLO'S

Home: (703) 282-6141

Office:

List Date: 12-May-2006

Orig Price: \$535,000

DOM-MLS: 20

SubComp: 3

Dual: Yes

Update Date: 01-Jun-2006

Prior Price: \$525,000

DOM-PROP: 108

BuyComp: 3

DesR Yes

Update Type: Price

Front Fee:

Add'l:

VarC: No

Disclosures: None

Documents:

Property Condition:

Possession: Negotiable



# Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards SALES

For the sale of Property at: 1041 Spring Lake Terr Fairfax VA 22030  
Property Address

I. SELLER REPRESENTS AND WARRANTS TO LONG & FOSTER, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Seller initial ONE of the following and state Year Constructed):

- ☒ RV ☒ M Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.) Year Constructed: 1986  
☒ RV ☒ M Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)  
☐ ☐ Seller is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

SELLER AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

## Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

II. Seller's Disclosure (each Seller complete items 'a' and 'b' below)

a. Presence of lead-based paint and/or lead-based paint hazards (initial and complete (i) or (ii) below):

(i) ☐ ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain)

(ii) ☒ RV ☒ M Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

b. Records and reports available to the Seller (initial and complete (i) or (ii) below):

(i) ☐ ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ RV ☒ M Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

III. Purchaser's Acknowledgment (each Purchaser initial and complete items c, d, e and f below)

c. ☐ ☐ Purchaser has read the Lead Warning Statement above.

d. ☐ ☐ Purchaser has received copies of all information listed above. ☐ (If none listed, check here.)

e. ☐ ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

f. Purchaser has (each Purchaser initial (i) or (ii) below):

(i) ☐ ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

(ii) ☐ ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

IV. Agent's Acknowledgment (initial item 'g' below)

g. shc Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

## V. Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Small D. V. [Signature] 4/28/05  
Seller Date  
Kumf [Signature] 4/30/05  
Seller Date  
Theresa Cyr 11/23/05  
Agent Date

\_\_\_\_\_  
Purchaser Date  
\_\_\_\_\_  
Purchaser Date  
\_\_\_\_\_  
Agent Date





## RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

### NOTICE TO SELLER AND PURCHASER

The Virginia Residential Property Disclosure Act requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the owner makes no representations or warranties as to the condition of the property, except as otherwise provided in the purchase contract, or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects in the condition of the property actually known by the owner. Certain transfers of residential property are excluded from this requirement (see the exemptions listed on the reverse side).

## RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

**NOTE TO OWNER(S):** Sign this statement only if you elect to sell the property without representations and warranties as to its conditions, except as otherwise provided in the purchase contract; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Property Address/  
Legal Description: 10141 Spring Lake Terr Fourfax VA 22030

The undersigned owner(s) of the real property described above make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the property "as is", that is, with all defects which may exist, if any, except as otherwise provided in the real estate purchase contract.

The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

Ronald W. Smith 11/26/05  
Owner Date

Nina M. Smith 11/30/05  
Owner Date

**NOTE TO PURCHASER(S):** The owner(s) make no representations with respect to any matters which may pertain to parcels adjacent to the subject parcel. You should exercise whatever due diligence you deem necessary with respect to adjacent parcels in accordance with the terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement. You should exercise whatever due diligence you deem necessary with respect to information on any sexual offenders registered under Chapter 23 (§19.2-387 et seq.) of Title 19.2, whether the owner proceeds under subdivision 1 or 2 of subsection A of §55-519. Such information may be obtained by contacting your local police department or the Department of State Police, Central Criminal Records Exchange, at 804-674-2000 or [www.vsp.state.va.us/vsp.html](http://www.vsp.state.va.us/vsp.html).

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

Purchaser

Date

Purchaser

Date

K1022 (4/00)

