

NetRealtyNow.com presents:

» 3403 BROOKWOOD DR, FAIRFAX, VA 22030



FAIRFAX, \$567,800
VA 22030 4 Bed , 2
MLS ID#: Bath
FC6104755 .24 Acres

Alex Hodges
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NetRealtyNow.com
612 cottage St, SW
Vienna, VA 22180



Living Room



Kitchen



Sitting Room



Recreation Room

****3403 BROOKWOOD DR, FAIRFAX, VA****

Fantastic 4BR home in Country Club Hills w/2 story addition, offers Upper Level Office/Study w/ private balcony, Main Level Family Room & Sitting Room that opens to huge deck. Living Room w/Fireplace. Upgrades include remodeled large Kitchen, updated Baths, gleaming refinished hardwood floors .Lower Level has huge Recreation Room w/2nd Fireplace, Storage/Utility rooms, Large Bedroom & Bull Bath. Fresh int/ext paint, Landscaping in progress. Seller will give closing assistance,

Single Family Property, Subdivision: COUNTRY CLUB HILLS, County: FAIRFAX CITY, Approximately 0.24 acre(s), Lot is 10560 sq. ft., Year Built: 1954, Two story, Central air conditioning, Basement, Dining room, Den, Laundry room, Hardwood floors



Family Room

Property Features

- Single Family Property
- County: FAIRFAX CITY
- Subdivision: COUNTRY CLUB HILLS
- Year Built: 1954
- 4 total bedroom(s)
- 2 total bath(s)
- 2 total full bath(s)
- Two story
- Type: Detached home, Fee simple
- Style: Rambler
- Master bedroom
- Living room
- Dining room
- Family room
- Kitchen
- Den
- Basement
- Laundry room
- Bathroom(s) on main floor
- Bedroom(s) on main floor
- Hardwood floors
- 2 fireplaces
- Heating features: Baseboard heat, Forced air, Oil
- Central air conditioning
- Interior features: Clothes dryer, Clothes washer, Dishwasher, Disposal, Electric range and oven, Exhaust fan/hood, Foyer, Open floor plan, Refrigerator, Separate dining ro
- Exterior features: Balcony, Deck, Public sewer service, Public water supply, Storage/out-building(s)
- Exterior construction: Brick
- Roofing: Asphalt
- Lot is 10560 sq. ft.
- Approximately 0.24 acre(s)
- Lot size is less than 1/2 acre
- Elementary School: DANIELS RUN
- Middle School: LANIER
- High School: FAIRFAX

Status: Active
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right
Adv Sub: Country Club Hills
Legal Sub: COUNTRY CLUB HILLS

Style: Rambler
Type: Detached
TH Type:
#Levels: 2
#Fireplaces: 2
Model:

List Price: \$567,800
Inc City/Town: FAIRFAX
Zip: 22030 - 2008
Election District: 11
Map Coord: 14A8

Tax ID: 57438
HOA Fee: /mo pd
C/C Fee: /mo pd

Total Taxes: \$3,906
Tax Year: 2005
Lot AC/SF: .24/10,560

Level Location:
Age: 52
Year Built: 1954

Elementary: DANIELS RUN

Middle: LANIER

High: FAIRFAX

INTERIOR

	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	4	3	0	0	1	0
Full Baths:	2	1	0	0	1	0
Half Baths:	0	0	0	0	0	0

FEATURES

Rooms: Bedroom-Fourth, Bedroom-Master, Bedroom-Second, Bedroom-Third, Den/Stdy/Lib, Dining Room, Family Rm, Foyer, Kitchen, Living Room, Lndry-Sep Rm, Recreation Rm, Sitting Room, Storage Room, Utility Room, Workshop

Main Entrance: Foyer

Interior Style: Floor Plan-Open

Dining/Kitchen: Sep Dining Rm

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

Amenities: Fireplace Equip., Washer/Dryer Hookup, Wood Floors

Security:

Windows/Doors:

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Full, Fully Finished, Walkout Level

Basement Entrance: Outside Entrance, Side Entrance

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SQFT-Tot Fin: 0

Above Grade Unfinished:

Above Grade Finished:

Below Grade Finished:

Below Grade Unfinished:

Directions:

I-495:W US-50 TO FFX CIR, SW OLD LEE HY PAST ARMY-NAVY GOLF&FFX HIGH,R BROOKWOOD TO 3403 ON LEFT

REMARKS

Internet/Public:

Fantastic 4BR home w/2 story addition, offers upper level office/study w/ prvt balcony, ML FR & sitting rm that opens to huge deck. LR w/FP. Upgrades include remodeled large kit,updated baths, gleaming refinished hrdwd flrs. LL has huge rec rm w/2nd FP, storage/utility rms, LG BR & full bath.Fresh int/ext paint,landscaping in progress. Seller will give closing assistance,OPEN HOUSE 7/1 & 7/2, 1-4

EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .24/10,560

Exterior: Balcony, Deck, Secure Storage

Exterior Construction: Brick

Lot Description:

Other Buildings: Shed

Original Builder:

New Construction: No

Property Condition: Shows Well

Roads:

PARKING

Parking: Drvwy/Off Str
Garage Type:
Carport Type:
Parking Incl in List Price: Yes

Gar/Carpt/Assgn Sp: //
Parking Space #:
Parking Block/Square:

UTILITIES

Heat System: Baseboard, Forced Air
Cool System: Central A/C
Water: Public
Sewer Septic: Public Sewer
TV/Cable/Comm:

Heat Fuel: Oil
Cool Fuel: Electric
Hot Water: Electric

FINANCIAL INFORMATION

Earnest Money:
Total Taxes: \$3,906
Tax Year: 2005

Other Fees: /month paid
City/Town Tax: \$3,906
Refuse Fee:
Water/Sewer Hook-up:
Special Tax Assess:
Improvements: \$373,300
Investor Ratio:

County Tax:
Tap:
Front Foot Fee:
Yr Assessed: 2006
Total Tax Assess: \$553,700
Total Units:

Assessments:

Land: \$180,400

Project Approved:
Possession: Settlement

HOA: No

LEGAL INFORMATION

Tax Map: 57 2 10 082
Section: 2
Liber:
Zoning Code: R-2
Historic Designation ID:
Contract Info: Other
Disclosures: Prop Disclaimer
Documents:
Special Permits:

Lot #: 82
Phase:
Folio:

Master Plan Zoning:

Block/Square:
Parcel Number:

LISTING AGENT/BROKER

Listing Agent: Alex Hodges
Email: alex@mris.com

Office: 703-242-0005 Cell: 703-819-1023
Fax: 703-286-7519

Office:
Phone:

Broker Name: NetRealtyNow.com, LLC

List Date: 27-Jun-2006
VRP: No
Low Price: \$567,800

Orig List Price: \$567,800
Prior List Price:
Status Change Date: 27-Jun-2006

Off Mkt Date:
DOM-MLS: 2
DOM-Prop: 141

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/ **3403 BROOKWOOD DR**

FAIRFAX


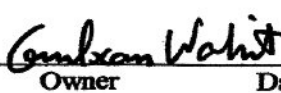
VA

22030

Legal Description: **Country Club Hills Sec 2 Lt 82 10560 Sf 8211/1243**

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.

 06/27/06  06/27/06
Owner Date 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.

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