

Presenting

*an opportunity to purchase a wonderful home
in a great neighborhood!*

**3413 Andover Drive
Fairfax**

priced at \$539,900

Tom Sparks

TOP PRODUCER
MULTI-MILLION DOLLAR
SALES CLUB

office: (703) 573-2600
home office: (703) 691-1982
fax: (703) 641-9524
e-mail: tomshomes@hotmail.com



LONG & FOSTER®
REAL ESTATE, INC.

3918 PROSPERITY AVENUE • FAIRFAX, VA 22031
OFFICE 703-573-2600 • FAX 703-641-9524

Special Features include...

Brick rambler with hardwood floors and fully finished, walkout basement

Quarter acre lot with mature trees provides privacy

Five bedrooms and three full bathrooms

Master bedroom on lower level with ensuite bath, walk-in closet and dressing room with full length mirror and his/hers chest of drawers

Large foyer

Living room with new extra-large windows, brick fireplace with hearth

Formal dining room

Light and airy first floor family room

Sewing or craft room with built-ins

Fantastic utility room with lots of storage, 6 ft. wardrobe with wooden louvered door, built-in laundry sink

Work shop with work bench and storage shelves

Rec room with brick fireplace with large hearth

Modern kitchen with option for gas cooking

Pantry and large store room

Double carport with life-time Hyalon roof and exterior store rooms

Concrete driveway

Gas heat with warm water, baseboard radiation with separate controls for each level

Convenient Location

Located in the heart of Fairfax City with its lower taxes and great public services

Quiet, friendly residential neighborhood with active Community Association

Minutes from Vienna Metro either by car or Fairfax City's commuter (CUE) bus and from I-66, 50, 29, 236, 123 and the Beltway

Close to Van Dyke Park and Army-Navy Country Club with its great golf course

Convenient to a large choice of restaurants, shops, the public library, the post office, banks and Fairfax Hospital

A mile from George Mason University

Walking distance to Daniel Run Elementary and Fairfax High School. Lanier Middle School and Paul VI High School are a ten minute bus ride away

YES NO ITEM	YES NO ITEM	YES NO ITEM	YES NO ITEM
<input checked="" type="checkbox"/> Stove or Range	<input checked="" type="checkbox"/> Disposer	<input checked="" type="checkbox"/> Ceiling Fan(s)# <u>2</u>	<input type="checkbox"/> Alarm System
<input type="checkbox"/> Cooktop	<input checked="" type="checkbox"/> Freezer	<input type="checkbox"/> Washer	<input type="checkbox"/> Intercom
<input type="checkbox"/> Wall Oven(s)# _____	<input type="checkbox"/> Window Fan(s)# _____	<input type="checkbox"/> Dryer	<input checked="" type="checkbox"/> Storage Shed(s)# _____
<input checked="" type="checkbox"/> Refrigerator(s)# <u>1</u>	<input type="checkbox"/> Windows A/C Unit(s)# _____	<input checked="" type="checkbox"/> Furnace Humidifier (HS IS)	<input checked="" type="checkbox"/> Garage Opener(s)# _____
<input type="checkbox"/> w/ice maker	<input type="checkbox"/> Pool, Equip. & Cover	<input type="checkbox"/> Electronic Air Filter	<input type="checkbox"/> w/ remote(s)# _____
<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Hot Tub, Equip. & Cover	<input type="checkbox"/> Central Vacuum	<input type="checkbox"/> Playground Equipment
<input type="checkbox"/> Built-in Microwave	<input checked="" type="checkbox"/> Satellite Dish & Equip.	<input checked="" type="checkbox"/> Water Treatment System	<input checked="" type="checkbox"/> Wood Stove
<input type="checkbox"/> Trash Compactor	<input checked="" type="checkbox"/> Attic Fan(s)	<input checked="" type="checkbox"/> Exhaust Fan(s)	<input checked="" type="checkbox"/> Fireplace Screen or Doors
<input type="checkbox"/> Sump Pump	<input checked="" type="checkbox"/> Window Treatments		

Other inclusions or exclusions: _____

WATER, SEWAGE, HEATING, AND CENTRAL AIR CONDITIONING: (Check all that apply)

Water Supply: <input checked="" type="checkbox"/> Public	<input type="checkbox"/> Well	<input type="checkbox"/> Other _____	Hot Water: <input type="checkbox"/> Oil	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Elec.
Sewage Disposal: <input checked="" type="checkbox"/> Public	<input type="checkbox"/> Septic # BR _____		Air Conditioning: <input type="checkbox"/> Oil	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Elec.
			Heating: <input type="checkbox"/> Oil	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Elec.
					<input type="checkbox"/> Heat Pump
					<input type="checkbox"/> Heat Pump
					<input type="checkbox"/> Other _____



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: 3413 ANDOVER DR, FAIRFAX 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.

Brian McCarty 3/21/15 Charlotte M. McCarty 3/21/15
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





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

For the sale of Property at: 3413 ANDOVER DR, 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):

ASB/T Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.)

Year Constructed: 1954

ASB/T 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) ASB/T 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) ASB/T 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. ASB/T 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.

Bernard J. McCarron 2/21/05
Seller Date

Charlotte M. McCarron 2/21/05
Seller Date

Sharon J. McCarron 2/23/05
Agent Date

Purchaser Date

Purchaser Date

Agent Date