



*3413 Andover Drive* FAIRFAX, VIRGINIA 22030



Excellent value can be found in this gracious sun filled mid-century modern contemporary home in the heart of Fairfax City. Updated 5 bedroom 3 bath rambler with expansive daylight walkout basement on gorgeous treed quarter acre lot.

Huge carport, family room or den off of the kitchen, huge picture windows, gleaming hardwoods, two warm brick fireplaces, loads of storage, newer appliances, new basement carpet all just minutes to 66, Metro, GMU, shopping, parks, schools and Old Town Fairfax.

## Mike Pugh

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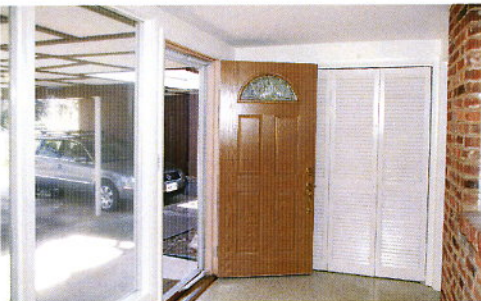
Web: [www.MikeSellsVirginia.com](http://www.MikeSellsVirginia.com)

**RE/MAX**  
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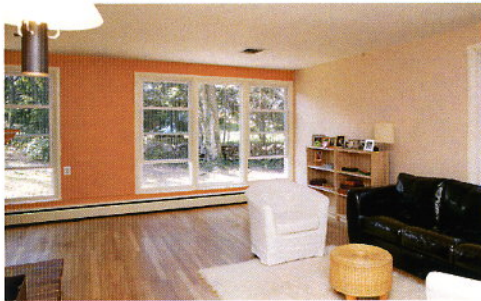




FAMILY ROOM



FOYER



FAMILY ROOM



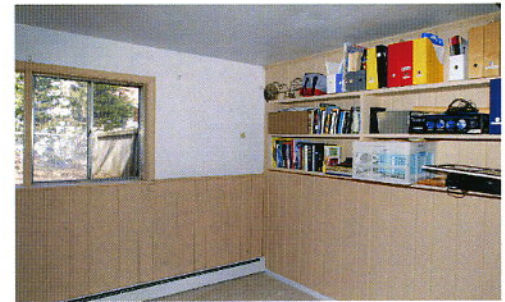
MASTER BEDROOM



DINING AREA

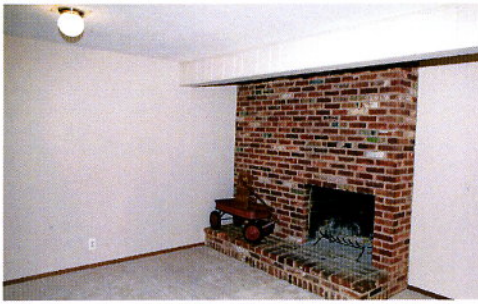


KITCHEN



OFFICE

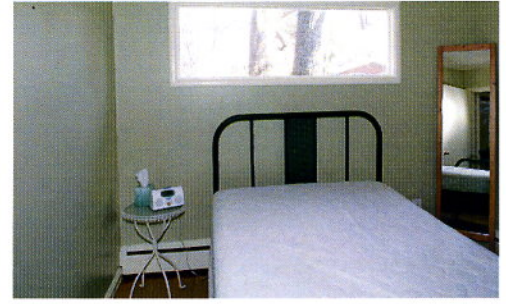




BASEMENT



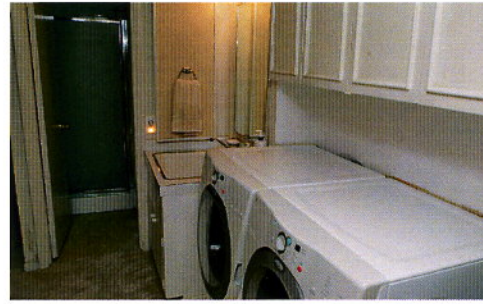
BEDROOM 2



BEDROOM 3



BASEMENT



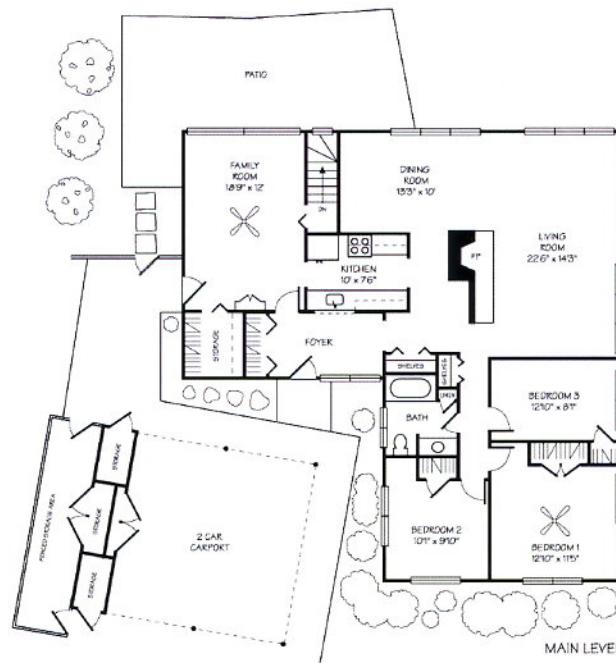
LAUNDRY ROOM



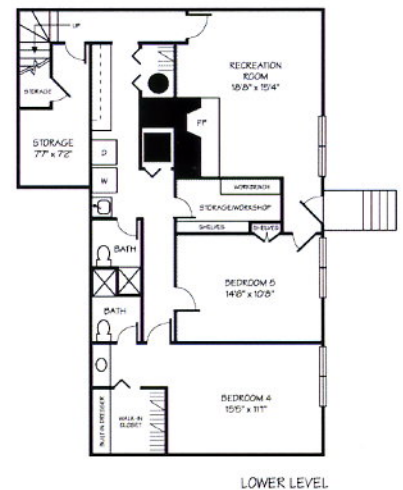
YARD

## HOME FEATURES

- Bedrooms: 5
- Bathrooms: 3
- Year Built: 1954
- Community: Country Club Hills
- City: Fairfax
- Taxes: \$3,633
- Tax Year: 2005
- Cool System: CAC
- Cool Fuel: Electric
- Heat System: Radiant Hot Water
- Heat Fuel: Natural Gas



3413 ANDOVER DRIVE, FAIRFAX  
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 D. LEWANDOWSKI 703-200-4055  
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 APPROXIMATE AND MAY VARY FROM ACTUAL  
 STRUCTURE. DIMENSIONS HAVE BEEN ROUNDED.





## 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.

 3/14/06  
Owner Date

 3/14/06  
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.

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*Information Deemed Reliable, but not Guaranteed.*

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