

MAY 2005
*Welcome Home To...
3414 Andover Drive
Fairfax, Virginia 22030*



\$554,900

Proudly Presented By...

Jean Parra

Prudential Carruthers REALTORS

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Prudential

**Carruthers
REALTORS®**

INDEPENDENTLY OWNED AND OPERATED MEMBER OF THE PRUDENTIAL REAL ESTATE AFFILIATES, INC.



This Beautifully maintained single family home features:

- ❖ Two finished levels of living space
- ❖ Four bedrooms with two full baths
- ❖ One car garage
- ❖ Hardwood floors under carpet
- ❖ Kitchens in upper and lower levels
- ❖ Walkout lower level
- ❖ Bright open floor plan
- ❖ Large level lot
- ❖ Beautiful pine paneling in lower level w/built-ins
- ❖ Two woodburning fireplaces
- ❖ Close to Fairfax High School, routs 50 & 66
- ❖ Move in condition

For more information contact:

Jean Parra

Prudential

Carruthers Realtors

703-691-7653



Residential

Short Listing

13-Sep-2005

3414 ANDOVER DR FAIRFAX, VA 22030-2041

11:47 am

STATUS: ACTIVE

List Type: Excl. Right

Ownership: Fee Simple, Sale

LIST PRICE: \$554,900

Leg. Sub: COUNTRY CLUB HILLS

HOA FEE: /mo pd

Map Coord: 1033B1

Adv. Sub: COUNTRY CLUB HILLS

Other Fee: /mo pd

GROUND RENT:

Lot AC/SF: 13,333/0.31

Lot/Block/Square: 262/

TAXES: \$3,645

Area: 8-1

#Lvs: 2 #Fpls: 2

Style: Rambler

Tax Year: 2005

Age: 51

Main Entrance: Foyer

Type: Detached

Tax ID #: 29489

Year Built: 1954

Tax Map: 57 2 10 262

TH Type:

Model:

Finished SF:

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:							HS: Fairfax

Rooms: Bedroom-Fourth, Bedroom-Master, Bedroom-Second, Bedroom-Third, Dining Room, Living Room, Lndry-Sep Rm, Main Lvl BR, Recreation Room, Workshop

Master Bedroom: 13 x 12 Main

Fifth

Rec Room:

Othr Rm 3:

Master Bedroom 2:

Living Room: 22 x 13 Main

Den:

Foyer:

First Bedroom:

Dining Room: 14 x 9 Main

Library:

Garage:

Second Bedroom: 12 x 8 Main

Kitchen:

Sitting:

Carport:

Third Bedroom: 9 x 10 Main

Breakfast

Othr Rm:

Unfinished:

Fourth Bedroom: 12 x 14 Lower 1

Family:

Othr Rm 2:

Basement: Yes, Fully Finished, Walkout Level, Outside Entrance

Parking: Drwy/Off Str, Garage Garage Type- Attached,

Gar/Carpt/Assigned: 1//

Heat: Radiant, Natural Gas

Cool: Central A/C, Whole House Fan, Electric

TV/Cable/Comm:

Hot Water: Natural Gas

Water/Sewer/Septic: Public/Public Sewer

INTERIOR: Dishwasher, Dryer, Exhaust Fan, Refrigerator, Stove, Washer, Built-in Bookcases, Drapes/Curtains, Entry Lvl BR, Home Warranty, W/W Carpeting, Wood Floors, , 2nd Kitchen, Kit-Table Space, ,

EXTERIOR: Brick and Siding, Brick Front, , , , , ,

REMARKS: Lovingly maintained home on large level lot, bright open floor plan w/eat-in kitchen, hardwoods under carpet, lower level has 2nd kit, pine paneling, 2nd fireplace w/walk-out to yard, garage, home warranty, LL stove & refrigerator work but convey as is, close to schools/shopping & major routes. OPEN SUN 1-4pm. thanks for showing

DIRECTIONS: FROM FAIRFAX CITY, 236/MAIN ST-N OLD LEE HWY, L-OLD POST RD, R-CORNWALL TO ANDOVER AT CORNER

Broker: PRUDENTIAL CARRUTHERS REALTORS, PCR8

Office: (703) 691-7653

Fax: (703) 691-7662

Listing Agent: JEAN PARRA

LA Office: (703) 691-7653

LA Home: (703) 425-6714

Email: Jeanparra@mris.com

LA Pager:

LA Cell: (703) 475-5366

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

Owner: JAMES

Home: (703) 273-3026

Office:

Showing Contact: WILMA JAMES

Home: (703) 273-3026

Office:

List Date: 08-Sep-2005

Orig Price : \$554,900

DOM-MLS: 5

SubComp: 3

Dual: Yes

Update Date: 09-Sep-2005

Prior Price:

DOM-PROP: 5

BuyComp: 3

DesR Yes

Update Type: Other

Front Fee:

Add'l:

VarC: No

Disclosures: Prop Disclaimer

Documents:

Property Condition: Shows Well

Possession: Settlement