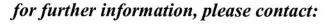
TOM SPARKS

presents

the Best Buy in Country Club Hills

3426 Brookwood Drive Fairfax, Virginia





office: (703) 573-2600

home office: (703) 691-1982

fax: (703) 641-9524

e-mail: tomshomes@hotmail.com



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



The Best Deal in Country Club Hills

All brick rambler with full, finished, walk-out basement.

2600 square feet on a quarter acre lot.

3 bedrooms plus 4th in basement.

2 full baths (both recently remodeled).

Roof replaced in 2003. Extra wide gutters and down spouts installed at the same time.

Both levels have Central Air and Heat.

Two sources of heat (oil and heat pump). Gas line nearby (3 houses away).

Living room, dining room and basement windows installed in 2005.

New carpeting installed in basement in March, 2006.

Hot water heater replaced in 2004.

Main level hardwood floors (bedrooms, halls, living and dining rooms) refinished in March, 2006.

Raised, brick hearth fireplace on each level. Main level fireplace has wood burning stove.

Interior painted in March, 2006.

Bond (Membership) to Community Swimming Pool transfers.

CUE bus stops a minute away.

Plus...

Walk to Fairfax High School, Daniel's Run Elementary, St. Leo's parochial and Van Dyck Park.

Just a few minutes to George Mason University.

Enjoy Fairfax City's lower taxes and the great public services the City has to offer.

5 to 10 minute CUE bus ride to Vienna Metro.

Quiet neighborhood but centrally located - minutes to I-66 and Routes 50, 29, 123 and 236.

Close to the center of Fairfax City's Old Town shops and restaurants.

VEC NO ITEM

VEC NO

4:56 pm

3426 BROOKWOOD DR FAIRFAX, VA 22030

LIST PRICE: \$550,000

STATUS: ACTIVE List Type: Excl. Agency Ownership: Fee Simple, Sale Leg. Sub: COUNTRY CLUB HILLS HOA FEE: /mo pd Map Coord: 14B9 Adv. Sub: COUNTRY CLUB HILLS Other Fee:/mo pd GROUND RENT: Lot AC/SF: 10,454/0.24 Lot/Block/Square: / TAXES: Агеа: #Lvls: 2 #Fpls: 2 Style: Rambler Tax Year: Age: 52 Year Built: 1954 Main Entrance: Type: Detached Tax ID #: 4968 Tax Map: TH Type: Model: Finished SF: Parcel: Liber: Folio: Total Main Upper 1 Upper 2 Lower 1 Lower 2 Schools 3 0 0 BR: 4 0 ES: Daniels Run 2 0 0 0 FB: MS: Lanier HB: HS: Fairfax Rooms: Bedroom-Fourth, Bedroom-Master, Bedroom-Second, Bedroom-Third, Dining Room, Kitchen, Living Room, Recreation Rm Rec Room: 29 x 15 Lower 1 13 x 13 Main Master Bedroom: Othr Rm 3: x 14 Main 22 Master Bedroom 2: Living Room: Den: Foyer: First Bedroom: Dining Room: 14 X 9 Main Library: Garage: 13 x 10 x 10 Main 8 Main Second Bedroom: Kitchen: Sitting: Carport: Third Bedroom: 13 x 8 Main Breakfast Othr Rm: Unfinished: Family: Othr Rm 2: 15 x 14 Lower 1 Fourth Bedroom: Basement: Yes, Full, Fully Finished, Walkout Level, Outside Entrance Parking: Drywy/Off Str # Gar/Carpt/Assigned: // Heat: Baseboard, Heat Pump(s), Hot Water, Electric, Oil Cool: Central A/C, Electric TV/Cable/Comm: Hot Water: Electric Water/Sewer/Septic: Public/Public Sewer INTERIOR: . Cedar Closet, Drapery Rods, Drapes/Curtains, Entry Lvl BR, FP Screen, W/W Carpeting, Wood Floors, , Galley Kitchen, Sep Dining EXTERIOR: Brick, , , , , , REMARKS: All brick rambler in sought after Country Club Hills with FFX City's lower taxes and great services. 3 brs plus 4th in basement. 2 updated full baths. Newly finished hardwood floors. Full, w/o basement with new, quality carpet, 2 raised hearth brick fpls, Recent roof. Freshly painted. Enclosed carport. Other updates. Kit. update choice of buyer with poss, assist from Seller. Open 3/2 1-4 then LB. DIRECTIONS: 495 TO W ON 50, LEFT ON PICKETT ROAD, RIGHT ON OLD PICKETT, LEFT ON OLD LEE HWY, RIGHT ON BROOKWOOD TO 3426 ON RIGHT. Broker: LONG & FOSTER RÉAL ESTATE, INC., LNG79 Office: (703) 573-2600 Fax: (703) 641-9524 Listing Agent: TOM SPARKS LA Office: LA Home: (703) 691-1972 Email: tomshomes@hotmail.com LA Pager: LA Cell: Show Instructions: Call 1st-Pet, Lockbox-Frnt Dr, 9 AM-7 PM, All Days Owner: MICHAEL OLDKNOW & MARSHELL OLDKNOW Home: Office: Showing Contact: MARSHELL OLDKNOW Home: (571) 214-0991 Office: (703) 993-2346 List Date: 31-Mar-2006 Orig Price: \$550,000 DOM-MLS: 1 SubComp: 3% Dual: Yes Update Date: 01-Apr-2006 Prior Price: DOM-PROP: 1 BuyComp: 3% DesR Yes Update Type: Other Front Fee: Add'l: VarC: No Disclosures: Prop Disclaimer Documents: Property Condition: Shows Well Possession: Negotiable, Settlement

IES	NO	I I E IVI	1E2	NO	IIEM	YES	NO	ITEM	YES	NO	ITEM
3		Stove or Range	124		Disposer	20		Ceiling Fan(s) #i		M	Alarm System
	8	Cooktop		×	Freezer	M		Washer			Intercom
	M	Wall Oven(s) #		M	Window Fan(s) #	121		Dryer	Ø		Storage Shed(s) # AS IS
8		Refrigerator(s) #		20	Windows A/C Unit(s) #		8	Furnace Humidifier			Garage Opener(s) #
×		w/ice maker		(28)	Pool Equip. & Cover			Electronic Air Filter		M	w/remote(s) #
20		Dishwasher			Hot tub, Equip. & Cover		B	Central Vacuum		A	Playground Equipment
	B	Built-in Microwave		1	Satellite Dish & Equip.		D	Water Treatment System	253	Q	Wood Stove
	M	Trash Compactor		M	Attic Fan(s)	120		Exhaust Fan(s)	8		Fireplace Screen or Doors
2		Sump Pump	52		Window Treatments						



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/ 3426 BROOKWOOD DR, FAIRFAX, VA 22030/ Legal Description: CONNTRY CLUB HILLS SEC 1 LOT 33

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.

Owner Pate Way Manua 3-14-06

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

K1022 (4/00)

DPOR 1/1/99 LF138







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

For the sale of Property at: 3426 BROOKWOOD DR, FAIRFAX, VA 22030
Property Address

SELL	ER REPRESENTS AND WARRANTS TO LONG & FOSTER, ERTY, THAT (each Seller initial ONE of the following and state Yes	INTENDING THAT SUCH BE RELIED UPO ear Constructed):	N REGARDING THE ABOVE								
	Property (all portions) was constructed after January Property (any portion) was constructed before January		Year Constructed: 1954)								
	Seller is unable to represent and warrant the age of the										
FILER A	GREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENT		Γ OF 1992.								
	/arning Statement										
very pu xposure ermane lso pos ead-bas	rchaser of any interest in residential real property on which a resident to lead from lead-based paint that may place young children at rint neurological damage, including learning disabilities, reduced in as a particular risk to pregnant women. The seller of any interest is ed paint hazards from risk assessments or inspections in the selle sessment or inspection for possible lead-based paint hazards is re	isk of developing lead poisoning. Lead poison telligence quotient, behavioral problems, and a in residential real property is required to provio or's possession and notify the buyer of any kno	ning in young children may produce impaired memory. Lead poisoning de the buyer with any information o								
I. Selle	r'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) Seller has no knowledge of lead-based paint and/or lead-base	ed paint hazards in the housing.	-								
b.	Records and reports available to the Seller (<i>initial</i> and complete (i) or (ii) below):										
	(i) Seller has provided the purchaser with all available records an (list documents below).	nd reports pertaining to lead-based paint and/or lead-based	paint hazards in the housing								
		1									
	(ii) Seller has no reports or records pertaining to lead-based pair	nt and/or lead-based paint hazards in the housing.									
II. Pur	chaser's Acknowledgment (each Purchaser initial and complete iter	ms 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	e. (If none listed, check here.)									
e.	Purchaser has received the pamphlet Protect Your Family fro	om Lead in Your Home.									
f.	Purchaser has (each Purchaser initial (i) or (ii) below):		131								
	(i) Received a 10-day opportunity (or mutually agreed	d upon period) to conduct a risk assessment or inspection	n for the presence of lead-based paint								
	and/or lead-based paint hazards.	ent or inspection for the presence of lead-based paint ar	nd/or lead-based paint bazards								
V Ago	(ii) Waived the opportunity to conduct a risk assessment's Acknowledgment (initial item 'g' below)	site of inspection for the presence of lead-based paint an	idroi lead-based paint nazards.								
10.70	Agent has informed the Seller of the Seller's obligations under 42	2 U.S.C. 4852d and is aware of his/her responsibility to	ensure compliance.								
he follo	ification of Accuracy hing parties have reviewed the information above and certify, to the best	t of their knowledge, that the information they have	e provided is true and accurate.								
ieller	Date	Purchaser	Date								
all	whill allun 314-06										
eller	Date 3/14/06	Purchaser	Date								
gent	Date	Agent	Date								



