

\$550,000.00

TOM SPARKS

presents

the Best Buy in Country Club Hills

**3426 Brookwood Drive
Fairfax, Virginia**

for further information, please contact:

Tom Sparks
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LONG & FOSTER®
REAL ESTATE, INC.

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.

Residential

Short Listing

01-Apr-2006

3426 BROOKWOOD DR FAIRFAX, VA 22030

4:56 pm

STATUS: ACTIVE

List Type: Excl. Agency

Ownership: Fee Simple, Sale

LIST PRICE: \$550,000

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:

Area:

#Lvs: 2 #Fpls: 2

Style: Rambler

Tax Year:

Age: 52

Main Entrance:

Type: Detached

Tax ID #: 4968

Year Built: 1954

Tax Map:

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, Kitchen, Living Room, Recreation Rm

Master Bedroom: 13 x 13 Main Fifth Rec Room: 29 x 15 Lower 1 Othr Rm 3:

Master Bedroom 2: Living Room: 22 x 14 Main Den: Foyer:

First Bedroom: Dining Room: 14 x 9 Main Library: Garage:

Second Bedroom: 10 x 10 Main Kitchen: 13 x 8 Main Sitting: Carport:

Third Bedroom: 13 x 8 Main Breakfast Othr Rm: Unfinished:

Fourth Bedroom: 15 x 14 Lower 1 Family: Othr Rm 2:

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

Parking: Drwy/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 Rm, ,

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 REAL ESTATE, INC., LNG79

Listing Agent: TOM SPARKS

Email: tomshomes@hotmail.com

Office: (703) 573-2600

LA Office:

LA Pager:

Fax: (703) 641-9524

LA Home: (703) 691-1972

LA Cell:

Show Instructions: Call 1st-Pet, Lockbox-Front Dr, 9 AM-7 PM, All Days

Owner: MICHAEL OLDKNOW & MARSHELL OLDKNOW

Showing Contact: MARSHELL OLDKNOW

List Date: 31-Mar-2006 Orig Price: \$550,000

Update Date: 01-Apr-2006 Prior Price:

Update Type: Other

Disclosures: Prop Disclaimer

Documents:

Property Condition: Shows Well

Possession: Negotiable, Settlement

Home:

Home: (571) 214-0991

DOM-MLS: 1

DOM-PROP: 1

Front Fee:

Office:

Office: (703) 993-2346

SubComp: 3% Dual: Yes

BuyComp: 3% DesR Yes

Add'l:

VarC: No

YES NO ITEM

- ☒ ☐ Stove or Range
☐ ☒ Cooktop
☐ ☒ Wall Oven(s) # _____
☒ ☐ Refrigerator(s) # _____
☒ ☐ w/ice maker
☒ ☐ Dishwasher
☐ ☒ Built-in Microwave
☐ ☒ Trash Compactor
☒ ☐ Sump Pump

YES NO ITEM

- ☒ ☐ Disposer
☐ ☒ Freezer
☐ ☒ Window Fan(s) # _____
☐ ☒ Windows A/C Unit(s) # _____
☐ ☒ Pool Equip. & Cover
☐ ☒ Hot tub, Equip. & Cover
☐ ☒ Satellite Dish & Equip.
☐ ☒ Attic Fan(s)
☒ ☐ Window Treatments

YES NO ITEM

- ☒ ☐ Ceiling Fan(s) # _____
☒ ☐ Washer
☒ ☐ Dryer
☐ ☒ Furnace Humidifier
☐ ☒ Electronic Air Filter
☐ ☒ Central Vacuum
☐ ☒ Water Treatment System
☒ ☐ Exhaust Fan(s)

YES NO ITEM

- ☐ ☒ Alarm System
☐ ☒ Intercom
☒ ☐ Storage Shed(s) # AS 15
☐ ☒ Garage Opener(s) # _____
☐ ☒ w/remote(s) # _____
☐ ☒ Playground Equipment
☒ ☐ Wood Stove
☒ ☐ Fireplace Screen or Doors





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

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):

MF Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.)
Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)

Year Constructed: 1954

____ 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) MF 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) MF 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. MF 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.

Seller

Date

Seller

Date

Agent

Date

Purchaser

Date

Purchaser

Date

Agent

Date

