

# OPEN HOUSE TODAY



*9920 Broadview Drive, Fairfax (City), VA 22030*

BRAND NEW KITCHEN INCLUDES STAINLESS APPLIANCES, GRANITE COUNTERS,  
TOP OF THE LINE FLOORING                      BEAUTIFUL MAPLE CABINETS

PROFESSIONALLY PAINTED FROM TOP TO BOTTOM

REFINISHED LIGHT HARDWOOD FLOORS ON MAIN LEVEL  
NEW BERBER CARPET IN FAMILY ROOM AND ENTIRE LOWER LEVEL

3 BEDROOMS PLUS LL DEN/BEDROOM ----2 FULL BATHROOMS

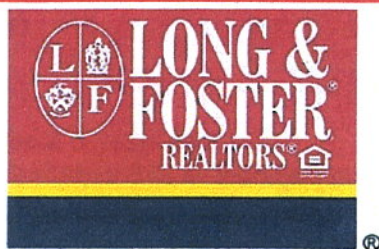
VALUE PRICED TO SELL QUICKLY

*Call Kay Hart, Realtor*

*Long & Foster, Realtors*

**703-503-1860**





# Kay Ann Hart, CRS, GRI

Associate Broker

And

**Long & Foster, Realtors**

Proudly Present

**9920 BROADVIEW DRIVE  
FAIRFAX (CITY), VA 22030**



**KAY HART, Realtor**

**LONG & FOSTER, REALTORS**

**6045 "J" Burke Centre Parkway Burke, VA 22015**

**Tel= VM& P: 703-503-1860 \*\* FAX: 703-425-1517**



## SPECIAL FEATURES

**9920 Broadview Drive, Fairfax (City), VA 22030**

*The Stephens Family spent many happy years in this comfortable home. With its central location in **Country Club Hills** and **Historic Fairfax City** and the proximity to Daniels Run Elementary School and Fairfax High School, this home was the perfect choice for their young family. The **convenient access to commuter routes** to Tysons Corner, Georgetown and Washington DC is a definite plus. Now, with the **major construction and revitalization in the heart of Fairfax City**, property values should continue to soar.*

### ***Location, Location, Location!***

***We have priced this home to be an exceptional opportunity and value for the new owners, who will make it their HOME.***

- ✂ **Brand New Kitchen** features top of the line maple cabinets, granite countertop and backsplash
- ✂ **All new Stainless Appliances** include glass top stove, built in microwave, deep sink with disposal and up-to date faucet, dishwasher, and refrigerator with icemaker. Installed by Home Depot April 2007
- ✂ **Brand New** top of the line **Kitchen Flooring and Light Fixtures**
- ✂ **Brand New Berber Carpet** in the Family Room and Lower Level
- ✂ **Professionally Painted from TOP to BOTTOM** May 2007
- ✂ **Beautiful shining, refinished Hardwood Floors** on entire Main Level that have never been uncovered until now
- ✂ **Family Room** off the Kitchen with a wall of windows
- ✂ **Screened Porch** off the LR & DR
- ✂ **Spacious Living Room** has a **wood-burning fireplace** and brick hearth that has been inspected and serviced
- ✂ **Dining Room** has a lovely new Chandelier
- ✂ All Light Fixtures are stylish and new
- ✂ Hall Bathroom has a **new Vanity and Mirror**
- ✂ **Three spacious Bedrooms** on the Main Level
- ✂ **Walk-out Lower Level** features an **enormous Recreation Room**
- ✂ **Wood burning Stove** with a brick hearth
- ✂ **Fourth Bedroom/Den** and **Full Bathroom with new Vanity**
- ✂ Workshop with Bench and Storage area
- ✂ Large **Cedar Closet** at the base of the stairs
- ✂ **Washer and Dryer** – in perfect working condition - Convey “as is”
- ✂ Deep Sink in Utility Room



## The mechanical systems

- ✕ **Hot Water Heater** is about 3 years old
- ✕ **Oil Furnace -- Replaced** about 1 ½ years ago
- ✕ Provides cozy radiant heat from baseboard units
- ✕ **Central Air Conditioning**
- ✕ The sewer line from the street was replaced prior to 1989
  
- ✕ The **Roof** was replaced - all new – in 2003
- ✕ New **Covered Gutters** added in 2003
- ✕ Patio and Storage Room / Tool Shed under screened porch
- ✕ Original Windows will convey “AS IS”
- ✕ Security System is not operable and does not convey

✕ All in All, this home is a WINNER  
With every reason to OWN THIS HOME!

Community Information: Country Club Hills Civic Association -  
Voluntary membership  
Garden Club, Welcoming Committee,  
Neighborhood activities  
Spring, Summer and Fall local Farmers Market  
Playground and Concerts in the nearby park on Old Lee Hwy  
Fairfax High School Concerts and Activities  
Fairfax City Redevelopment is Booming!

Contract Information: Owner: Richard W. Stephens  
Country Club Hills Sec 1 Lot 32 11002 SF lot

*Call Kay Hart*

**YOU ARE THE HEART OF OUR BUSINESS, THANKS**

For additional information: 703-503-1860

Email: [KAY.HART@LONGANDFOSTER.COM](mailto:KAY.HART@LONGANDFOSTER.COM)

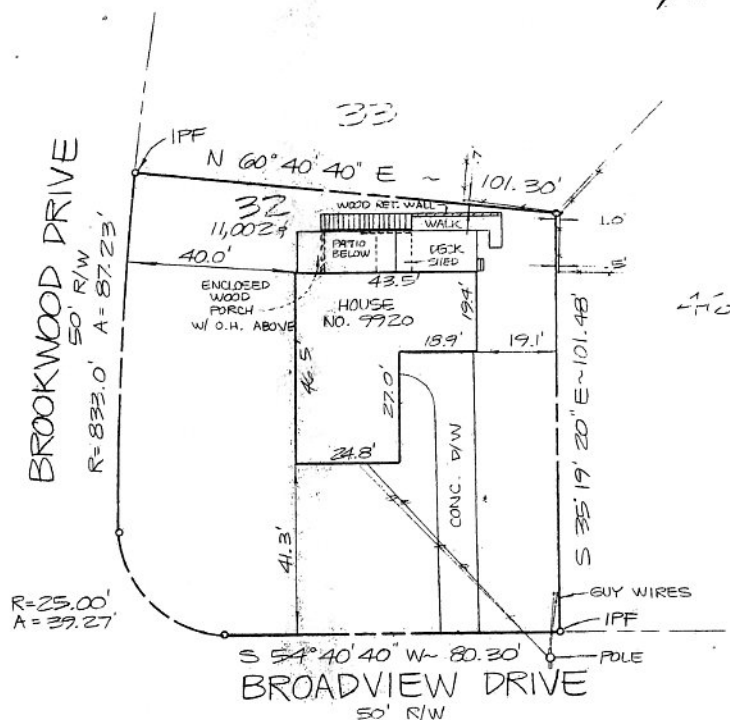


FAX: 703-425-1517 (O) or 703-764-1465 (H)

\*Information from Seller deemed to be accurate, but should not be relied upon without verification

NOTES:

- 1) BOUNDARY BY OTHERS.
- 2) NOT FOR ANY CONSTRUCTION (INCLUDING FENCES).
- 3) LOCATION OF FENCES (IF SHOWN) ARE APPROXIMATE AND DO NOT CERTIFY OWNERSHIP.
- 4) THIS PROPERTY IS SHOWN ON ASSESSMENT MAP NO. 58-1-16-032
- 5) THIS PROPERTY IS LOCATED IN F.I.A. ZONE C AS SHOWN ON COMMUNITY PANEL NO. 515524A H&I.O.Z. DATED 10-31-75



LOT 32  
SECTION 1  
COUNTRY CLUB HILLS  
CITY OF FAIRFAX  
VIRGINIA

## HOUSE LOCATION

No Title Report Furnished

DATE: 09-23-92

SCALE: 1" = 30'

DRAWN BY: TNA

CHECKED BY: GFLS

**RICE ASSOCIATES, P.C.**

SPRINGFIELD, VIRGINIA

PHONE 866-7770 FAX 866-3609

*DTF*  
9/23/92

92092406

KK#S 19852-92  
STEPHENS/REFI.







