

Welcome to



9924 Pinehurst Avenue Fairfax, Virginia 22030



Ingrid
Barrett



*"When your needs demand
more individual attention."*

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ERA® ELITE GROUP, REALTORS®

"Northern Virginia's Real Estate Company"™

10306 Eaton Place, Suite 120, Fairfax, Virginia 22030

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Special Features

- All brick Rambler
- One car carport
- Extra wide driveway
- Anderson windows
- Hardwoods on entire main level
- Updated kitchen with oak cabinets
- Corian counters
- Up-dated baths, one with whirlpool jets
- Custom paint throughout
- Two fireplaces w/brick hearth
- Solid six panel doors
- Security system
- Culligan water conditioner
- New roof (2004)
- New soffits and vinyl
- Electrical upgraded (1998)
- New storm doors
- Window treatments convey
- Minutes to Vienna Metro, I-66 and Beltway



Inside...



Living Room



Kitchen



Dining Room



Family Room

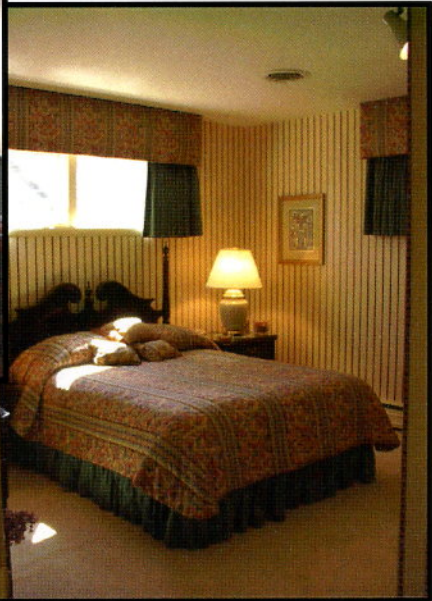


Basement

More...



Office

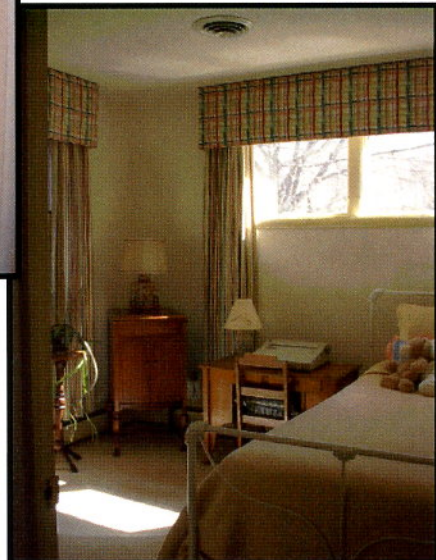


Master Bedroom

Bathroom



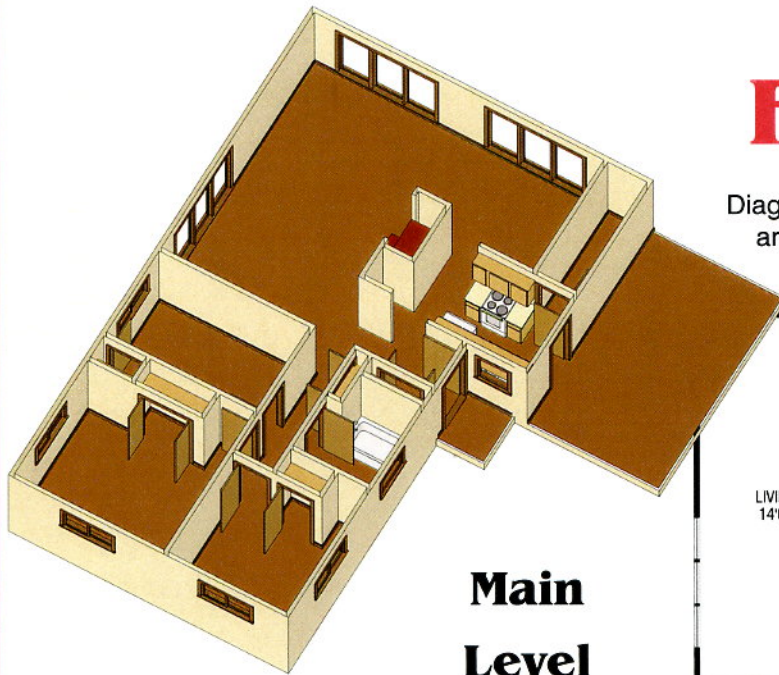
Bedroom #2



Bedroom #3

Floor Plans

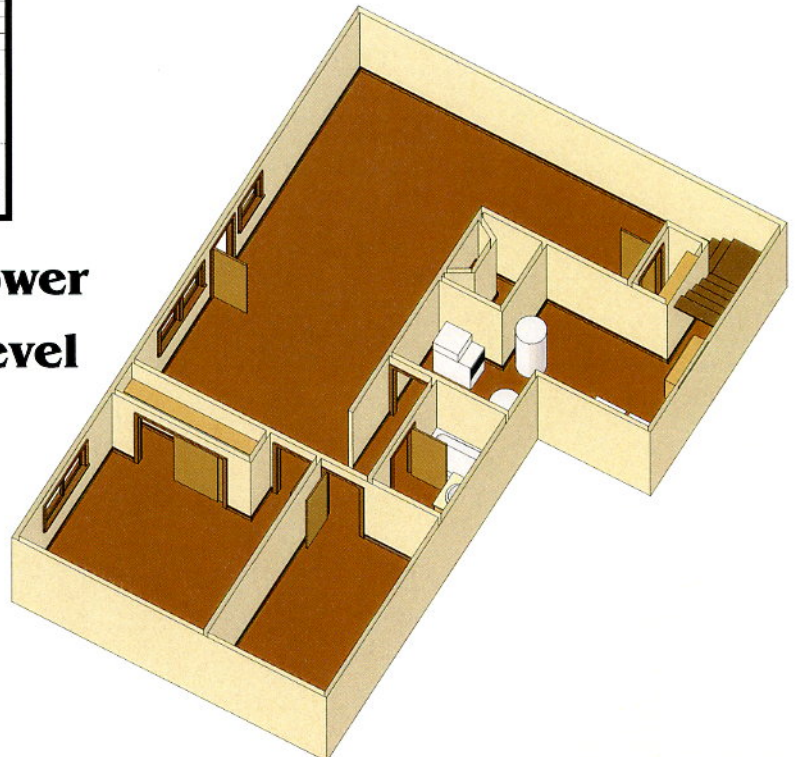
Diagrams and proportions are approximate and are intended to provide a general overview of the featured property.



**Main
Level**



**Lower
Level**



ANNUAL UTILITIES

(Please fill in the most recent 12 months)

	ELECTRIC	GAS	WATER
JANUARY 06	81.14	Budget Plan	
FEBRUARY 06	57.04	@ \$140 mo	
MARCH 05 ↓	45.72		36.87
APRIL	54.89		
MAY	48.05		
JUNE	72.01		30.94
JULY	116.67		
AUGUST	170.24		
SEPTEMBER	123.87		30.94
OCTOBER	71.17		
NOVEMBER	54.81		
DECEMBER	56.65		54.67

Please circle the appropriate answer below.

Type of heating system:

☒ Oil / Gas / Electric / Other _____

Forced Air / Heat Pump / Other _____

Type of hot water heater:

☒ Oil / Gas / Electric / Other _____

Type of air conditioning:

Oil / Gas / ☒ Electric / Other _____

Water supply:

☒ Public / Well

Sewage disposal:

☒ Public / Septic # Bedrooms _____

Residential

Short Listing

13-Mar-2006

9924 PINEHURST AVE FAIRFAX, VA 22030

11:55 am

STATUS: ACTIVE

List Type: Excl. Right

Ownership: Fee Simple, Sale

LIST PRICE: \$589,900

Leg. Sub: COUNTRY CLUB HILLS

HOA FEE: /mo pd

Map Coord: 14A8

Adv. Sub: COUNTRY CLUB HILLS

Other Fee: /mo pd

GROUND RENT:

Lot AC/SF: 13,504/0.31

Lot/Block/Square: /

TAXES:

Area:

#Lvs: 2 #Fpls: 2

Style: Rambler

Tax Year:

Age: 52

Main Entrance: Foyer

Type: Detached

Tax ID #: 38071

Year Built: 1954

Tax Map:

TH Type:

Model: RAMBLER

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:	0	0	0	0	0	0	HS: Fairfax

Rooms: Bedroom-Fourth, Bedroom-Master, Bedroom-Second, Bedroom-Third, Dining Room, Kitchen, Living Room, Other Room 1, Recreation Rm

Master Bedroom:	14 x 15	Lower 1	Fifth	Rec Room:	29 x 14	Lower 1	Othr Rm 3:	
Master Bedroom 2:			Living Room:	22 x 14	Main	Den:	Foyer:	
First Bedroom:			Dining Room:	10 x 9	Main	Library:	Garage:	
Second Bedroom:	13 x 12	Main	Kitchen:	13 x 8	Main	Sitting:	Carport:	
Third Bedroom:	13 x 8	Main	Breakfast			Othr Rm: 15 x 8	Lower 1	Unfinished:
Fourth Bedroom:	10 x 10	Main	Family:			Othr Rm 2:		

Basement: Yes, Fully Finished, Walkout Level, Connect Stair, Side Entrance

Parking: Carport, Drvwy/Off Str, Carport Type- Attached

Gar/Carpt/Assigned: /1/

Heat: Baseboard, Hot Water, Oil

Cool: Central A/C, Electric

TV/Cable/Comm:

Hot Water: Oil

Water/Sewer/Septic: Public/Public Sewer

INTERIOR: Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Microwave, Oven/Range-Electric, Refrigerator, Washer, Corian Counters, Drapery Rods, Drapes/Curtains, Entry Lvl BR, FP Mantels, Shades/Blinds, W/W Carpeting, Wood Floors, Wpool Jets, Surveillance Sys, Kit-Table Space, Sep Dining Rm, ,

EXTERIOR: Brick, , , , , Public Bus Svc, Rsh Hr Comm Svc,

REMARKS: THIS HOME IS A 10+! SHOWS PRIDE OF OWNERSHIP! HOME IS UPDATED INCLUDING, KITCHEN W/OAK CABINETS, CORIAN COUNTERS, ANDERSON WINDOWS, SIX PANEL DOORS, CUSTOM PAINT, UPGRADED BATHS, DOWNSTAIRS TUB W/WHIRLPOOL, CUSTOM TILE WORK IN BOTH BATHS, NEWER CARPET, BEAUTIFUL HARDWOODS ON ENTIRE MAIN LEVEL, NEWER ROOF, ELECTRICAL UPGRADED AND SOO MUCH MORE! CALL 1ST!

DIRECTIONS: 495 EXIT RT 50 WEST, FAIRFAX CIRCLE L ON OLD LEE HWY, RIGHT ON BROOKWOOD, RIGHT ON PINEHURST TO FIRST HOUSE ON LEFT 9924

Broker: ERA ELITE GROUP, REALTORS, ERA60

Office: (703) 359-7800

Fax: (703) 359-0687

Listing Agent: INGRID BARRETT

LA Office:

LA Home: (703) 250-3680

Email: ingridbarrett@hotmail.com

LA Pager:

LA Cell: (571) 216-2313

Show Instructions: Call 1st-Owner, Lockbox-Frnt Dr, Show Anytime, 9 AM-6 PM, All Days

Owner: ROBERT MARTIN & PEGGY MARTIN

Home:

Office:

Showing Contact: MR & MRS MARTIN

Home: (703) 591-4730

Office:

List Date: 03-Mar-2006

Orig Price: \$589,900

DOM-MLS: 10

SubComp: 0

Dual: Yes

Update Date: 07-Mar-2006

Prior Price:

DOM-PROP: 10

BuyComp: 3%

DesR Yes

Update Type: Other

Front Fee:

Add'l:

VarC: No

Disclosures: Prop Disclaimer

Documents:

Property Condition: Shows Well

Possession: Negotiable, Settlement

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/ 9924 PINEHURST AVE

FAIRFAX

22030

Legal Description: COUNTRY CLUB HILLS SEC 2 LOT 65A 12622 SF 2837 530

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

Date

ROBERT S

Owner

Date

PEGGY J MARTIN

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