



# Tania Hosmer

Keller Williams Realty

"It's Not Your Father's Real Estate Market Anymore."

Cell: 703-403-8225

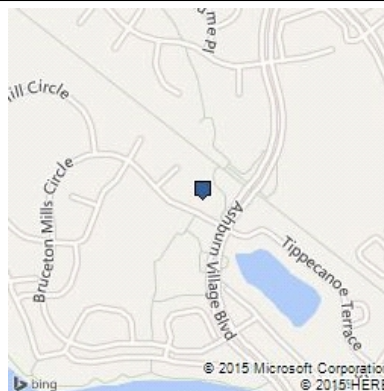
taniahosmer@gmail.com

Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

LO8716440 - LOUDOUN  
44044 BRUCETON MILLS CIR, ASHBURN, VA 20147

Full Listing  
Residential



Status: Active  
Ownership: Fee Simple  
Sale or Rental: Sale  
Listing Type: Excl. Right

Adv Sub: Ashburn Village  
Legal Sub: ASHBURN VILLAGE  
Condo/Coop Proj Name:

Tax ID: 086395144000  
HOA Fee: \$118.00/ Monthly  
C/C Fee: /

Style: Colonial  
Type: Detached  
TH Type:  
#Levels: 3  
Auction: No  
#Fireplaces: 1  
Model:

Total Taxes: \$6,108  
Tax Year: 2015  
Lot AC/SF: .17/7,405

List Price: \$610,000  
Inc City/Town:  
Zip: 20147 - 4808  
Election District: 4  
Transaction Type: Standard  
ADC Map Coord: GPS

Area:

Level Location:  
Age: 23  
Year Built: 1992

Elementary: DOMINION TRAIL

Middle: FARMWELL STATION

High: BROAD RUN

\*School information is provided by independent third party sources and should not be relied upon without verification.

### INTERIOR

	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	4	0	4		0	
Full Baths:	4	0	3		1	
Half Baths:	1	1	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Bedroom-Master	17 x 14	Upper 1	Carpet	
Bedroom-Second	12 x 11	Upper 1	Carpet	
Bedroom-Third	10 x 10	Upper 1	Carpet	
Bedroom-Fourth	20 x 19	Upper 1	Pergo	
Den	15 x 15	Lower 1	Carpet	
Dining Room	12 x 11	Main	Hardwood	
Family Rm	20 x 15	Main	Hardwood	Wood Burning
Foyer		Main	Ceramic Tile	
Kitchen		Main	Ceramic Tile	
Living Room	16 x 11	Main	Carpet	
Laundry-Kit Lvl		Main	Ceramic Tile	
Loft		Main	Hardwood	
Mud Room		Main	Ceramic Tile	
Recreation Rm		Lower 1	Carpet	
Storage Room		Main	Concrete	

### FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Recreation Rm, Family Rm, Den, Foyer, Laundry-Kit Lvl, Loft, Mud Room, Storage Room

Main Entrance: Two Story Foyer, Center Hall

Interior Style: Floor Plan-Open

Dining/Kitchen: Fam Rm Off Kit, Kit-Breakfast Bar, Kit-Table Space, Sep Dining Rm, Breakfast nook, Eat-In Kitchen

Appliances:

Amenities:

Security:

Windows/Doors: Double Pane Windows, Bay / Bow Windows, Insulated Window(s), Atrium Windows, French Doors

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Fully Finished, Rear Entrance, Walkout Stairs, Improved, Windows

Basement Entrance: Rear Entrance, Outside Entrance

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x  
Above Grade Unfinished:  
Below Grade Finished: 1200

SOFT-Tot Fin: 4417  
Above Grade Finished: 3217  
Below Grade Unfinished:

Tax Living Area: 2,636

Directions:

From Dulles access road, take exit 9B (28N) towards Sterling. Take a left on Waxpool Rd. Take a right on Ashburn Village Blvd. Take a left at the second Bruceton Mills Circle intersection. 44044 is first home on right.

REMARKS

Internet/Public:

Fabulous M/I model home on spacious corner lot adjacent to expansive green space. This stunning home boasts grand two-story entry w/Palladian window. Completely renovated gourmet kitchen w/center island, Silstone counters, custom cabinets stainless steel appliances and large bay window. Spacious master retreat w/cathedral ceiling, walk-in closet, luxurious bath w/oversized soaking tub, double vanity.

EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .177/405

Exterior:

Exterior Construction: Brick Front, Combination, Siding - Vinyl

Lot Description:

Other Buildings: Above Grade, Below Grade

New Construction: No

Original Builder: M/A Homes

Property Condition:

Roads:

Roofing: Shingle - Asphalt

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

PARKING

Parking: Garage

Garage Type: Front Loading Garage, Attached

# Gar/Carpt/Assgn Sp: 2//

Carport Type:

Parking Space #:

Parking Incl in List Price: No

Parking Incl in Sale Price: No

Parking Block/Square:

UTILITIES

Heat System: Forced Air

Heat Fuel: Natural Gas

Cool System: Central Air Conditioning

Cool Fuel: Electric

Water: Public

Hot Water: Natural Gas

Sewer Septic: Public Sewer

TV/Cable/Comm:

Electric 12 Months/Average:

Water 12 Months/Average:

Gas 12 Months/Average:

Heating Oil 12 Months/Average:

Construction Materials:

Energy Efficiency:

Energy Generation:

Indoor Air Quality:

Water Conservation:

Sustainability:

Green Verification Y/N:

FINANCIAL INFORMATION

Earnest Money:

Other Fees: /

Total Taxes: \$6,108

City/Town Tax:

County Tax: \$6,108

Tax Year: 2015

Refuse Fee:

Tap:

Assessments:

Water/Sewer Hook-up:

Front Foot Fee:

Land: \$177,600

Special Tax Assess:

Yr Assessed: 2015

Improvements: \$360,570

Total Tax Assessment: \$538,170

Investor Ratio:

Total Units:

Project Approved:

Possession: Settlement

HOA/CONDO

HOA Fee: \$118.00/ Monthly

HOA: Yes

Condo/Coop Fee: /

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

LEGAL INFORMATION

Tax Map: 086395144000

Lot #: 2

Block/Square:

Section:

Phase:

Parcel Number:

Liber:

Folio:

Zoning Code:

Master Plan Zoning:

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure, Subj to VA POA

Documents: House Plans Available, Survey - House Location, Plat

Special Permits:

Broker Name: Keller Williams Realty

List Date: 07-Aug-2015

Orig List Price: \$610,000

Off Mkt Date:

VRP: No

Prior List Price:

DOM-MLS: 2

Low Price: \$610,000

Status Change Date: 07-Aug-2015

DOM-Prop: 2

SOLD INFORMATION