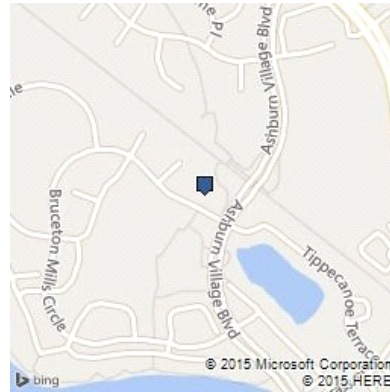


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

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

Full Listing
Residential



Status: Cntg/No Ko
Close Date: 30-Apr-2016
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right

Style: Colonial
Seller Subsidy: \$0
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 1
Model:

List Price: \$565,000
Close Price:
Inc City/Town:
Zip: 20147 - 4808
Election District: 4
Transaction Type: Standard
ADC Map Coord: GPS

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

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

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

Level Location:
Age: 24
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: 2 Story Ceilings, Cathedral Ceilings, Dry Wall, Vaulted 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

SQFT-Tot Fin: 4417

Above Grade Unfinished: 1200

Above Grade Finished: 3217

Below Grade Finished: 1200

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:
Stunning M/I model home on spacious corner lot adjacent to expansive green space. This fabulous home boasts grand two-story entry w/Palladian window. Completely renovated gourmet kitchen w/center island, Silestone 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
Original Builder: M/I Homes New Construction: No
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: \$579,900 DOM-MLS: 160
Low Price: \$565,000 Status Change Date: 14-Jan-2016 DOM-Prop: 160

SOLD INFORMATION

Contingency Type: Contingent on Appraisal Last Cont Expires: 04-Feb-2016 # of Hrs to KO:
Contract Date: 14-Jan-2016 Sell/Rent Agency: Buyer Agency
Close Date: 30-Apr-2016 Close Price: Seller Subsidy: \$0
Selling/Rental Office: LNG80