

**Residential**

List Type: Excl. Right

Ownership: Fee Simple, Sale

LIST PRICE: \$924,900

Leg. Sub: HEARTHSTONE VILLAGE OAKTON

Adv. Sub: OAKTON VILLAGE

Lot AC/SF: 0.13/5,791

Lot/Block/Square: 52/

HOA FEE: 210.00/ Monthly

#Lvs: 3 #Fpls: 1

Style: Colonial

TAXES: \$9,619

Main Entrance: Two Story Foyer

Type: Detached

Tax Year: 2009

Tax Map: 0472 54 0052

Model: MICHAUX

Tax ID #: 47-2-54- -52

Map Coord: 13K4

Year Built: 2004

Finished SF: 4,680

	Total	Main	Upper 1	Lower 1
BR:	4	0	4	0
FB:	3	0	3	0
HB:	1	1	0	0

**Schools**

ES: Oakton

MS: Luther Jackson

HS: Oakton

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Family Rm, Den, Unfinished Bsmt, Library, Foyer, Breakfast Room, Den/Stdy/Lib, Laundry-BR Lvl, Lndry-Sep Rm, Lndry-Uppr Lvl

Master Bedroom: 18 x 16 Upper 1 Library: 15 x 12 Main

Second Bedroom: 15 x 13 Upper 1 Living Room: 17 x 15 Main

Third Bedroom: 14 x 12 Upper 1 Dining Room: 17 x 14 Main

Fourth Bedroom: 15 x 12 Upper 1 Kitchen: 18 x 15 Main

Den: 9 x 7 Upper 1 Breakfast Rm: 11 x 10 Main

Family: 19 x 16 Main

**Basement:** Yes, Outside Entrance, Rear Entrance, Unfinished, Walkout Stairs, Sump Pump, Inside Access

Heat: Forced Air, Zoned, Central, Natural Gas

Hot Water: Natural Gas

Cool: Ceiling Fan(s), Central A/C, Zoned, Electric

Water/Sewer/Septic: Public/Public Sewer

TV/Cable/Comm: CATV/Dwellinq. Mult Phone Lines. Satellite Rec/Dish. Udard Utills

**INTERIOR:** Style: Floor Plan-Open

Appliances: Cooktop, Cktp-Dwn Drft, Dishwasher, Disposal, Dryer, Dryer-front loading, Exhaust Fan, Humidifier, Icemaker, Microwave, Oven-Double, Oven-SCC, Oven-Wall, Oven/Range-Gas, Refrigerator, Washer, Washer-front loading

Amenities: Attach Mstr Bath, Auto Gar Dr Opn, Bath Ceramic Tile, Chair Railing, Crown Molding, Curved Stair, Double Vanities, Drapes/Curtains, FP Glass Doors, FP Mantels, Granite Counters, MBR-BA Full, Master Walk-in Closet, Rough In BA, Separate Vanities, Shades/Blinds, Sump Pump, Tub-2 + person, Tub-Soaking, W/W Carpeting, Walk-in Closet(s), Wood Floors

Security: Smoke Detector, Security System

Din/Kit: Breakfast Room, Fam Rm Off Kit, Gourmet, Kit-Breakfast Bar, Kit-Island, Sep Dining Rm

Wall/Ceil: 2 Story Ceilings, 9'+ Ceilings, Beamed Ceilings, Dry Wall, High, Tray Ceilings

Window/Door: Atrium Doors, Bay/Bow Wind, Casement, Dble Pane Wind, French Doors, Insulated Door(s), Insulated Window(s), Palladian

**EXTERIOR:** Brick and Siding, Brick Front, , Deck, Porch-front, Underground Utilities, Above Grade, Cul-de-sac, Landscaping, No thru street, Garden/Lawn, North, Trees, 1 mi-Metro Bus, Comm Chtr Svc, Other, Public Bus Svc,

**Parking:** Garage, Shared Driveway, Garage Door Opener Garage Type- Attached, Side Loading # Gar/Carpt/Assigned: 2//

**REMARKS:** URBAN MASTERPIECE LOCATED IN THE HEART OF OAKTON & CONVENIENT TO LIBRARY, SHOPPING, RESTAURANTS & METRO! CHARMING FRONT PORCH WELCOMES YOU TO THIS ELEGANTLY APPOINTED 4 BR-3.5 BA. GRAND 2 STORY FOYER w/SPIRAL STAIRCASE, EXTENSIVE MOULDING, ENORMOUS MASTER SUITE, EXPANSIVE GOURMET KITCHEN. LOW MAINTENANCE YARD LEAVES TIME TO ENTERTAIN IN THIS SPACIOUS 4,680 FIN. SQ.FT. HOME.

**Show Instructions:** Call 1st-Owner, Lockbox-Frnt Dr, Lockbox-Sentrilock, Sign on Property

Showing Contact: PAUL BRUBAKER, CAROLYN BRUBAKER

Home: (703) 727-0050

Owner: PAUL BRUBAKER & CAROLYN BRUBAKER

SubComp: 0 Dual: Yes

BuyComp: 3% DesR Yes

**Disclosures:** Prop Disclosure, Subj to VA POA

Documents: HOA-Cndo Docs/Brk Off

Possession: Settlement

**HOA/Condo/Coop Fee Includes:** Lawn Care front, Lawn Care rear, Lawn Care side, Lawn Maintenance, Management, Other, Reserve Funds,

Road Maint, Snow Removal, Tot Lot(s)/Plygrd, Trash Removal

HOA/Condo/Coop Community Amenities: Tot Lots/Plygrd

HOA/Condo/Coop Rules: Altr/Arch Chgs, RV/Boat/Trail

**DIRECTIONS:** From I66, Rte 123 North, Left Hunter Mill Rd., left Lynnhaven to 10313 on left

**Company:** Long & Foster Real Estate, Inc., LNG94

LA Office: (703) 668-8363

Fax: (703) 435-2116



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Accuracy of square footage, lot size and other information is not guaranteed.



10313 Lynnhaven Place • Oakton