



Kim Lan Rosewall

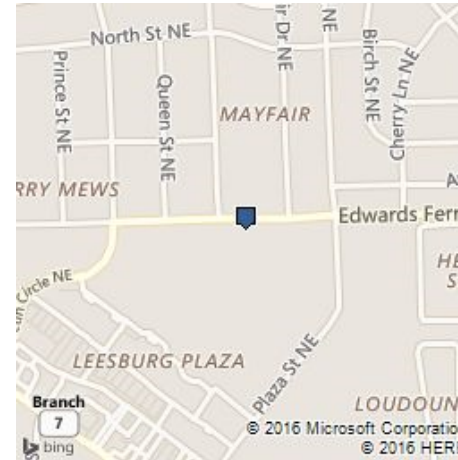
Principal Broker - Money Realty LLC
 / Speak Chinese, English, Malaysian, Indonesian

Office: 703-431-1159
 Cell: 703-431-1159
 Fax: 888-862-7093
Kim@Money-Realty.com

Metropolitan Regional Information Systems, Inc.

LO9657528 - LOUDOUN
 705 EDWARDS FERRY RD NE, LEESBURG, VA 20176

Full Listing
 Residential



1 / 30 New Duplex Side 4-6 parking 1 Car G
 5Bed 4Bath Bm

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

 Adv Sub: Honicon Subdivision
 Legal Sub: HONICON SUBDIVISION
 Condo/Coop Proj Name:

Style: Colonial
 Type: Detached
 TH Type: End
 #Levels: 3
 Auction: No
 #Fireplaces: 0
 Model: Rosewall

List Price: \$495,000
 Inc City/Town: LEESBURG
 Zip: 20176 - 3242
 Election District:
 Transaction Type: Standard
 ADC Map Coord: R071727

Tax ID: 188367082000
 HOA Fee: \$.00/ None
 C/C Fee: /

Total Taxes:
 Tax Year: 2016
 Lot AC/SF: .22/9,787

Area:

 Level Location:
 Age: 0
 Year Built: 2016

Elementary: EVERGREEN MILL
 *School information is provided by independent third party sources and should not be relied upon without verification.

Middle: JL SIMPSON
 High: LOUDOUN COUNTY

INTERIOR

	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	5	1	3		1	
Full Baths:	4	1	2		1	
Half Baths:	0	0	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Foyer		Main	Hardwood	
2nd Master BR	14 x 11	Main	Hardwood	
Kitchen	11 x 10	Main	Hardwood	
Dining Room	13 x 13	Main	Hardwood	
Living Room	22 x 15	Main	Hardwood	
Bedroom-Master	26 x 21	Upper 1	Carpet	
Bedroom-Second	15 x 12	Upper 1	Carpet	
Bedroom-Third	14 x 13	Upper 1	Carpet	
Laundry-BR Lvl	10 x 2	Upper 1	Vinyl	
Bedroom-Fifth	14 x 13	Lower 1	Carpet	
Family Rm	21 x 13	Lower 1	Hardwood	
Lndry-Sep Rm		Lower 1	Concrete	
Recreation Rm		Lower 1	Hardwood	
Utility Room		Lower 1	Concrete	
Storage Room		Lower 1	Concrete	

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Foyer, 2nd Master BR, Laundry-BR Lvl, Lndry-Sep Rm, Storage Room, Utility Room

Main Entrance: Foyer, Hall

Interior Style: Floor Plan-Open

Dining/Kitchen: Kit-Island, Liv-Din Combo, Fam Rm Off Kit, Breakfast Room, Kit-Dining Combo

Appliances: Dishwasher, Dryer, ENERGY STAR Clothes Washer, ENERGY STAR Dishwasher, ENERGY STAR Refrigerator, Exhaust Fan, Icemaker, Microwave, Oven - Self Cleaning, Oven / Range - Gas, Water Heater - High-Efficiency

Amenities: 2 Attached Master Bathrooms, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Bedroom - Entry Level, Closet(s) - Walk-in, Countertop(s) - Granite, Crown Molding, Home Warranty, Master Bedroom - Full Bathroom, Sump Pump, Wall to Wall Carpeting, Washer / Dryer Hookup, Wood Floors

Security: Smoke Detector, Main Entrance Lock, Carbon Monoxide Detector(s)

Windows/Doors: ENERGY STAR Qualified Windows, Double Pane Windows, ENERGY STAR Qualified Doors, Six Panel Doors, Recessed Lighting, Sliding Glass Door, Storm Door(s), Storm Windows, Triple Pane Windows

Walls/Ceilings: 9'+ Ceilings, Dry Wall, High

Basement: Yes

Foundation:

Basement Type: Fully Finished, Heated, Walkout Stairs

Basement Entrance: Side Entrance, Connect Stair, Inside Access

Handicap: >84" Garage Door, Lvl Entry-Main

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: 44 x 26

SQFT-Tot Fin: 3432

Above Grade Unfinished:

Above Grade Finished: 2288

Below Grade Finished: 1144

Below Grade Unfinished:

Tax Living Area: 2,167

Directions:

From Rt. 7 Business turn onto Plaza St NE turn Left onto Edwards Ferry Rd NE see first NEW DUPLEX on left side & MONEY REALTY LLC sign. FROM RT. 15 see WALMART turn onto Edwards Ferry Rd NE pass Plaza St see first NEW DUPLEX -Money Realty

REMARKS

Internet/Public:

MOVE IN READY Brand New Home Semi Detach eachLot.25 Front 26'W x 44'L Single Family lifestyle Living3432sf U can buy whole Detach s/b \$990776 NO HOA park 5-6 Car 5 Bed 4 FUL Bath Basemt walk-out 1CGa 2 Laundry Deck Fenced Updgrade Hardwood Kitchen Island Granite Ctop Stainless S Appliance 42"H Maple Cabinets LED LIGHTs Fans Gas Stove Neutral Carpet NEW HOME WARRANTY Owner-Broker-Builder

EXTERIOR

Building Sites/Lots: 1 Lot Dimension: 225 x 44 x 225 Lot Acres/Sqft: .22/9,787
 Exterior: Deck, Horses Allowed, Porch-front, Underground Utilities, Street Lights, Privacy Fence
 Exterior Construction: Siding - Vinyl, Shingle
 Lot Description: Corner Lot, Backs to Trees, Landscaping, Vegetation Planting
 Other Buildings: Above Grade, Below Grade
 Original Builder: Kim Rosewall New Construction: Yes
 Property Condition: Shows Well
 Roads: Public Street
 Roofing: Shingle - Asphalt
 Soil Type:
 Topography:
 Transportation: Public Bus Service, Airport - 5-10 Miles, Commuter Service - Rush Hour
 View/Exposure:
 Year Converted: Year Renovated:

PARKING

Parking: Garage, Garage Door Opener, Concrete Driveway, Private 1-10 Spaces, Assigned, Free, Shared Driveway
 Garage Type: Attached # Gar/Carpt/Assgn Sp: 1//5
 Carport Type: Parking Space #: 705
 Parking Incl in List Price: Yes Parking Incl in Sale Price: No Parking Block/Square:

UTILITIES

Heat System: Central, 90% Forced Air, ENERGY STAR Heating System, Forced Air Heat Fuel: Natural Gas
 Cool System: Central Air Conditioning, Ceiling Fan(s), Attic Fan, ENERGY STAR Cooling System, Geothermal Heat Pump Cool Fuel: Electric
 Water: Public Hot Water: 60 or More Gallon Tank, Natural Gas
 Sewer Septic: Public Sewer
 TV/Cable/Comm: Phone Jacks-Plug, TV Antenna, TV Jacks, Udgrd Utils, Cable-Prewired
 Electric 12 Months/Average: Water 12 Months/Average:
 Gas 12 Months/Average: Heating Oil 12 Months/Average:
 Construction Materials: Batt Insulation Energy Efficiency: Appliances, Electrical / Lighting, Heating / Cooling / Ventilation
 Energy Generation: Indoor Air Quality: Ventilation
 Water Conservation: Low-Flow Fixtures Sustainability:
 Green Verification Y/N: No

FINANCIAL INFORMATION

Earnest Money: Other Fees: /
 Total Taxes: City/Town Tax: \$175 County Tax: \$3,500
 Tax Year: 2016 Refuse Fee: Tap:
Assessments: Water/Sewer Hook-up: Front Foot Fee:
 Land: \$149,800 Special Tax Assess: Yr Assessed: 2016
 Improvements: \$358,999 Total Tax Assessment: \$508,799
 Investor Ratio: Total Units:
 Project Approved:

Possession: Settlement

HOA/CONDO

HOA Fee: \$.00/ None

HOA: No

Condo/Coop Fee: /

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

LEGAL INFORMATION

Tax Map: 188367082000

Lot #: 4B

Block/Square:

Section:

Phase:

Parcel Number:

Liber:

Folio:

Zoning Code:

Historic Designation ID:

Master Plan Zoning:

Contract Info: Builder Warranty

Disclosures: Owner RE Licensee, Prop Disclaimer

Documents: Certificate of Occupancy, Construction Drawings, Deed, Plat, Survey - Boundry Line, Survey - Stake

Special Permits:

Broker Name: Money Realty LLC

List Date: 14-May-2016

Orig List Price: \$519,800

Off Mkt Date:

VRP: No

Prior List Price: \$495,950

DOM-MLS: 144

Low Price: \$495,000

Status Change Date: 14-May-2016

DOM-Prop: 144

SOLD INFORMATION

Copyright © 2016 Metropolitan Regional Information Systems, Inc.
Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size, schools and other information is not guaranteed.

[Terms of Use](#)