



## Kim Lan Rosewall

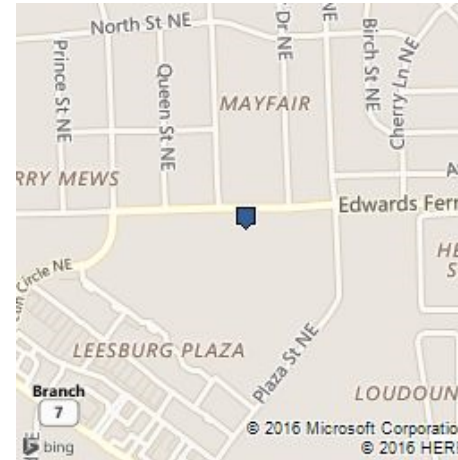
Principal Broker - Money Realty LLC  
 I Speak Chinese, English, Malaysian, Indonesian

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### Metropolitan Regional Information Systems, Inc.

LO9657526 - LOUDOUN  
 707 EDWARDS FERRY RD NE, LEESBURG, VA 20176

**Full Listing**  
 Residential



1 / 30

Semi Detach 4-6 parking each house  
 5bed 4 Bath

**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: Townhouse  
 TH Type: End  
 #Levels: 3  
 Auction: No  
 #Fireplaces: 0  
 Model: Semi Detach

**List Price:** \$495,950  
 Inc City/Town:  
 Zip: 20176 - 3243  
 Election District:  
 Transaction Type: Standard  
 ADC Map Coord: R071727

Tax ID: 188367482000  
 HOA Fee: \$.00/ None  
 C/C Fee: /

Total Taxes:  
 Tax Year: 2016  
 Lot AC/SF: .23/9,878

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**

	<b>Total</b>	<b>Main</b>	<b>Upper 1</b>	<b>Upper 2</b>	<b>Lower 1</b>	<b>Lower 2</b>
<b>Bedrooms:</b>	5	1	3		1	
<b>Full Baths:</b>	4	1	2		1	
<b>Half Baths:</b>	0	0	0		0	

<b>Room</b>	<b>Dimensions</b>	<b>Level</b>	<b>Flooring</b>	<b>Fireplace</b>
Foyer		Main	Hardwood	
Kitchen	11 x 10	Main	Hardwood	
Family Rm	11 x 12	Main	Hardwood	
Living Room	12 x 12	Main	Hardwood	
Dining Room	10 x 13	Main	Hardwood	
Main Lvl BR	13 x 11	Main	Hardwood	
Professional Off	13 x 11	Main	Hardwood	
Bedroom-Master	26 x 21	Upper 1	Carpet	
Bedroom-Third	14 x 13	Upper 1	Carpet	
Bedroom-Fourth	14 x 12	Upper 1	Carpet	
Laundry-BR Lvl		Upper 1	Vinyl	
In-Law/auPair/Ste	13 x 10	Lower 1	Carpet	
Recreation Rm	13 x 13	Lower 1	Carpet	
Storage Room		Lower 1	Concrete	
Utility Room		Lower 1	Concrete	
Lndry-Sep Rm		Lower 1	Concrete	
Game/Exer Rm		Lower 1	Carpet	

**FEATURES**

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Third, Bedroom-Fourth, Kitchen, Recreation Rm, Family Rm, Foyer, Game/Exer Rm, In-Law/auPair/Ste, Laundry-BR Lvl, Lndry-Sep Rm, Main Lvl BR, Professional Off, Storage Room, Utility Room

Main Entrance: Foyer

Interior Style: Floor Plan-Open

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

Appliances: ENERGY STAR Refrigerator, ENERGY STAR Dishwasher, ENERGY STAR Clothes Washer, Disposal, Icemaker, Instant Hot Water, Microwave, Oven /

Range - Gas, Oven - Self Cleaning, Six Burner Stove

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

Security: Smoke Detector, Carbon Monoxide Detector(s), Window Grills

Windows/Doors: ENERGY STAR Qualified Windows, ENERGY STAR Qualified Doors, Double Pane Windows, Recessed Lighting, Sliding Glass Door, Six Panel Doors

Walls/Ceilings: 9'+ Ceilings, Dry Wall

**Basement:** Yes

Foundation:

Basement Type: Fully Finished, Heated, Improved, Daylight, Full, Walkout Stairs, Windows

Basement Entrance: Side Entrance, Connect Stair, Inside Access

Handicap: 36"+ wide Halls, >84" Garage Door

Unit Description:

R-Factor Basement:

House Dimensions: 44 x 26

Above Grade Unfinished:

Below Grade Finished: 1144

R-Factor Ceilings:

SQFT-Tot Fin: 3432

Above Grade Finished: 2288

Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 2,167

**Directions:**

From Rt. 7 Business turn onto Plaza St NE Turn Left onto Edwards Ferry Rd NE the first NEW DUPLEX see MONEY REALTY LLC sign. From RT. 15 N turn onto Edwards Ferry Rd NE pass Walmart you see NEW DUPLEX see MONEY REALTY LLC sign.

**REMARKS**

Internet/Public:

MOVE-IN READY Brand New Home Semi Detach each Lot.25 Front 26'W x 44'L Single Family lifestyle Living space 3432sf, U can buy whole Detach 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 Fan 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: .23/9,878  
 Exterior: Deck, Fenced - Rear, Porch-front, Sidewalks, Stone Fence, Underground Utilities  
 Exterior Construction: Siding - Vinyl, Shingle, Wood, Concrete / Block  
 Lot Description: Corner Lot, Landscaping, Trees/Wooded  
 Other Buildings: Above Grade, Below Grade  
 Original Builder: Kim Rosewall New Construction: Yes  
 Property Condition: Shows Well  
 Roads: Public Street, Paved, City/County, Access-above grade  
 Roofing: Shingle - Asphalt  
 Soil Type:  
 Topography: Level  
 Transportation: Airport - 5-10 Miles, Public Bus Service, Commuter Service - Rush Hour  
 View/Exposure:  
 Year Converted: Year Renovated: 2016

**PARKING**

Parking: Garage, Free, Assigned, Private 1-10 Spaces, Shared Driveway, Faces Front, Garage Door Opener, Attached, Concrete Driveway  
 Garage Type: Attached # Gar/Carpt/Assgn Sp: 1//5  
 Carport Type: Parking Space #: 707  
 Parking Incl in List Price: Yes Parking Incl in Sale Price: No Parking Block/Square:

**UTILITIES**

Heat System: Central, Forced Air, Zoned Heat Fuel: Natural Gas  
 Cool System: Central Air Conditioning, Ceiling Fan(s), Attic Fan, ENERGY STAR Cooling System, Cool Fuel: Electric  
 Geothermal Heat Pump  
 Water: Public Hot Water: Natural Gas, 60 or More Gallon Tank  
 Sewer Septic: Public Sewer  
 TV/Cable/Comm: Phone Jacks-Plug, TV Antenna, 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:  
 Water Conservation: Low-Flow Fixtures Sustainability:  
 Green Verification Y/N: No

**FINANCIAL INFORMATION**

Earnest Money: Other Fees: /  
 Total Taxes: City/Town Tax: County Tax:  
 Tax Year: 2016 Refuse Fee: Tap:  
 Water/Sewer Hook-up: Front Foot Fee:  
**Assessments:** Special Tax Assess: Yr Assessed: 2016

Land: \$149,800

Improvements: \$358,980

Total Tax Assessment: \$508,780

Investor Ratio:

Total Units:

Project Approved: FHA, FHLMC, FMHA, FNMA, VA, VHDA, Other  
 Possession: Settlement

**HOA/CONDO**

HOA Fee: \$.00/ None

HOA: No

Condo/Coop Fee: /

HOA/Condo/Coop Amenities: Fencing, Recreation Center, Transportation Service

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

**LEGAL INFORMATION**

Tax Map: 188367482000

Lot #: 4A

Block/Square:

Section:

Phase:

Parcel Number:

Liber:

Folio:

Zoning Code:

Master Plan Zoning:

Historic Designation ID:

Contract Info: Home Warranty

Disclosures: Owner RE Licensee, Prop Disclosure, Sell Entirely

Documents: Certificate of Occupancy, Deed, Plat, Survey - House Location, 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: \$497,800

DOM-MLS: 144

Low Price: \$495,950

Status Change Date: 14-May-2016

DOM-Prop: 144

**SOLD INFORMATION**

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