

## Residential

## Gallery - Customer



©Copyright 2006 MRIS ©

**42496 CORONADO TER, ASHBURN, VA 20148-5645**

**List Price:** \$415,000      **Own:** Fee Simple, Sale      **Total Taxes:** \$3,389  
**Cont Date:** 26-Jul-2006      **Close Date:** 31-Aug-2006      **Close Price:** \$415,000  
**Adv. Sub:** BRAMBLETON LAND BAY      **Map Coord:** 30A11  
**Type:** Townhouse      **Style:** Colonial      **Acre:** 0.04  
**Model:**      **#Lvls:** 3      **#Fpls:** 1      **Yr Blt:** 2003  
**BR:** 3 **FB:** 3 **HB:** 1      **Basement:** Yes, Fully Finished, Walkout Level  
**Heat/Cool/Wtr/Swr:** Forced Air/Natural Gas/Ceiling Fan(s), Central A/C/Electric/Public/Public Sewer  
**Park:** Drvwy/Off Str, Garage      **# Gar/Cpt/Assgn:** 1 / /  
**Const:** Brick, Brick and Siding, Brick Front  
**Water Front/View/Access:** //  
**Listing Co:** RE/MAX Select Properties

**MLS#:** LO6057355  
**Status:** SOLD  
**Subsidy:** \$10,000  
**Gr Rent:**  
**HOA:** \$171      **C/C:**  
**Total Fin SF:** 1,966

**Dock Conveys:**      **Vacation:** No  
**List. Date:** 18-May-2006      **DOMM/DOMP:** 71/71

**Internet Remarks:** OPEN SUN 7/23 1-4PM-Walk to the new Brambleton Town Center and Harris Teeter--LOWEST PRICE IN BRAMBLETON-3

level bump-out with deck off breakfast/family room-kitchen with 42" raised panel cabinets-master bedroom suite with separate shower, soaking tub, and walk-in closets-Laundry on bedroom level (3rd floor)-Walk-out rec room w/FP-Pool, walking paths, parks-HOA includes high-speed internet&catv

**Directions:** FROM 28, DULLES GREENWAY WEST TO EXIT 7, LEFT AT END OF RAMP ON LOUDOUN COUNTY PARKWAY, CROSS BELMONT RIDGE RD AT LIGHT, L ON OLYMPIA, L ON MAGELLAN, L AGAIN ON MAGELLAN, R ON CORONADO TO 42496 ON LEFT

**22989 EVERSOLE TER, ASHBURN, VA 20148**

**List Price:** \$437,350      **Own:** Fee Simple, Sale      **Total Taxes:** \$699  
**Cont Date:** 01-Jun-2006      **Close Date:** 24-Aug-2006      **Close Price:** \$437,350  
**Adv. Sub:** BRAMBLETON LAND BAY      **Map Coord:** 30D11  
**Type:** Townhouse      **Style:** Traditional      **Acre:** 0.08  
**Model:**      **#Lvls:** 3      **#Fpls:** 1      **Yr Blt:** 2006  
**BR:** 3 **FB:** 2 **HB:** 2      **Basement:** Yes, Daylight, Full, Front Entrance, Fully Fini  
**Heat/Cool/Wtr/Swr:** Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer  
**Park:** Garage, Street      **# Gar/Cpt/Assgn:** 2 / /  
**Const:** Stone, Vinyl Siding  
**Water Front/View/Access:** //  
**Listing Co:** Comparables - FSBO's - New Home Sales

**MLS#:** LO6270485  
**Status:** SOLD  
**Subsidy:** \$19,187  
**Gr Rent:**  
**HOA:** \$0      **C/C:**  
**Total Fin SF:** 0

**Dock Conveys:**      **Vacation:** No  
**List. Date:** 01-Jun-2006      **DOMM/DOMP:** 0/0

No Photo  
Available

**Internet Remarks:** entered for comp purposes only

**Directions:** Brambleton

**42423 REDSTONE TER, ASHBURN, VA 20148**

**List Price:** \$442,455      **Own:** Fee Simple, Sale      **Total Taxes:**  
**Cont Date:** 18-Aug-2006      **Close Date:** 18-Aug-2006      **Close Price:** \$442,455  
**Adv. Sub:** BRAMBLETON      **Map Coord:** XXXX  
**Type:** Townhouse      **Style:** Colonial      **Acre:** 0.05  
**Model:** WALDEN      **#Lvls:** 3      **#Fpls:** 1      **Yr Blt:** 2006  
**BR:** 4 **FB:** 2 **HB:** 2      **Basement:** No  
**Heat/Cool/Wtr/Swr:** Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer  
**Park:** Garage      **# Gar/Cpt/Assgn:** 2 / /  
**Const:** Stone, Vinyl Siding  
**Water Front/View/Access:** //  
**Listing Co:** Comparables - FSBO's - New Home Sales

**MLS#:** LO6160553  
**Status:** SOLD  
**Subsidy:** \$14,000  
**Gr Rent:**  
**HOA:** \$171      **C/C:**  
**Total Fin SF:** 0

**Dock Conveys:**      **Vacation:** No  
**List. Date:** 18-Aug-2006      **DOMM/DOMP:** 0/0

No Photo  
Available

**Internet Remarks:** FOR COMPS ONLY

**Directions:** FROM DULLES GREENWAY, EXIT 7 TO LEFT ON LOUDOUN COUNTY PRKWAY, STRAIGHT LIKE 3 MILLAS, CROSS BELMONT RIDGE RD TRAFIC LIGHT, LEFT ON OLYMPIA, RIGHT ON REDSTONE TER



©Copyright 2006 MRIS ©

**42535 REGAL WOOD DR, ASHBURN, VA 20148-5630**

**List Price:** \$469,900      **Own:** Fee Simple, Sale      **Total Taxes:** \$5,102  
**Cont Date:** 12-Aug-2006      **Close Date:** 31-Aug-2006      **Close Price:** \$467,500  
**Adv. Sub:** BRAMBLETON      **Map Coord:** 30B11  
**Type:** Townhouse      **Style:** Contemporary      **Acre:** 0.05  
**Model:** MERLIN      **#Lvls:** 3      **#Fpls:** 1      **Yr Blt:** 2003  
**BR:** 3 **FB:** 2 **HB:** 2      **Basement:** Yes, Fully Finished, Walkout Level  
**Heat/Cool/Wtr/Swr:** Forced Air/Electric/Central A/C/Electric/Public/Public Sewer  
**Park:** Garage      **# Gar/Cpt/Assgn:** 2 / /  
**Const:** Brick and Siding, Brick Front  
**Water Front/View/Access:** //  
**Listing Co:** Samson Realty LLC

**MLS#:** LO6088650  
**Status:** SOLD  
**Subsidy:** \$2,500  
**Gr Rent:**  
**HOA:** \$171      **C/C:**  
**Total Fin SF:** 2,380

**Dock Conveys:**      **Vacation:** No  
**List. Date:** 14-Jun-2006      **DOMM/DOMP:** 59/59

**Internet Remarks:** \*\*Open Sun 1-4\*\* Priced to sell! Walk from Town Center & movie theater to 3 BR, 2.5.5 BA, ~2,400 sq ft TH that shows beautifully! Spacious kitchen w/Corian CT, cherry cabinets, upgraded appls & backsplash. WO on the LL to a lushly landscaped patio and fenced yard. Many desirable features inc. Hunter Douglas blinds/shades, premium carpet, hardwood floors on main level, box windows & custom paint.

**Directions:** FROM TYSONS: DULLES GREENWAY-> EXIT #7 (LOUDOUN CO PKWY) -> LEFT @ LOUDOUN CO PRWY WHICH BECOMES RYAN-> LEFT @ BELMONT RIDGE -> RIGHT @ REGAL WOOD TO HOME ON LEFT

**Courtesy of: Simon Hahn**

Home: (703) 401-0571      Office: (703) 815-5700  
Cell: (703) 401-0571      Email: simon@brambletonHomes.com  
Company: Chantilly Ventures LLC  
Office: (703) 815-5700      Fax: (703) 815-5707

Copyright (c) 2007 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 and other information is not guaranteed.



## Residential

## Gallery - Customer

**22862 CARTIER TER, ASHBURN, VA 20148-5637**

**List Price:** \$499,900      **Own:** Fee Simple, Sale      **Total Taxes:** \$3,607  
**Cont Date:** 25-May-2006      **Close Date:** 01-Aug-2006      **Close Price:** \$490,000  
**Adv. Sub:** BRAMBLETON LAND BAY      **Map Coord:** 29A5  
**Type:** Townhouse      **Style:** Contemporary      **Acre:** 0.06      **HOA:** \$190      **C/C:**  
**Model:** MERLIN      **#Lvls:** 3      **#Fpls:** 1      **Yr Blt:** 2004      **Total Fin SF:** 2,460  
**BR:** 3      **FB:** 2      **HB:** 2      **Basement:** No  
**Heat/Cool/Wtr/Swr:** Forced Air/Natural Gas/Ceiling Fan(s),Central A/C/Electric/Public/Public Sewer  
**Park:** Drvwy/Off Str,Garage      **# Gar/Cpt/Assgn:** 2 / /  
**Const:** Brick Front,Shingle,Vinyl Siding  
**Water Front/View/Access:** //      **Dock Conveys:**      **Vacation:** No  
**Listing Co:** Long & Foster Real Estate, Inc.      **List. Date:** 10-May-2006      **DOMM/DOMP:** 16/16

**Internet Remarks:** WOW...you won't believe your eyes! Hardwood in foyer, strrs, LL ldg, mn level,granite counters, huge island w/huge porc.sink,upgraded cabs & plmbg appls, beautiful patio, deck, fenced in backyard, right next to a great playground and seconds from comm.pool, paths everywhere!...HOA fee incs cable TV w/HBO, HS internet...two blocks from 2007 town centre, Harris Teeter already there!

**MUST SEE**

**Directions:** CALL TOM W/ALL ?s- from Greenway-EXT Loudoun Cty Pkway, LFT end of ramp - cross 659-LFT on Vickery Park, RT on Regalwood, LFT on Cartier, house on left...NO NEED TO CALL AHEAD M-F 8-6, JUST USE LB - wkds/aftr 6 call 571-235-6708

No Photo  
Available

**FANSHAW SQ, ASHBURN, VA 20148**

**List Price:** \$509,990      **Own:** Fee Simple, Sale      **Total Taxes:**      **MLS#:** LO6176851  
**Cont Date:** 03-Jul-2006      **Close Date:** 29-Aug-2006      **Close Price:** \$509,990      **Status:** SOLD  
**Adv. Sub:** BRAMBLETON      **Map Coord:** 000000      **Subsidy:** \$0  
**Type:** Townhouse      **Style:** Colonial      **Acre:** 0.00      **Gr Rent:**  
**Model:**      **#Lvls:** 4      **#Fpls:** 1      **Yr Blt:** 2006      **HOA:** \$65      **C/C:**  
**BR:** 4      **FB:** 3      **HB:** 0      **Basement:** No      **Total Fin SF:** 0  
**Heat/Cool/Wtr/Swr:** Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer  
**Park:** Garage      **# Gar/Cpt/Assgn:** 2 / /  
**Const:** Brick  
**Water Front/View/Access:** //      **Dock Conveys:**      **Vacation:** No  
**Listing Co:** Comparables - FSBO's - New Home Sales      **List. Date:** 03-Jul-2006      **DOMM/DOMP:** 0/0

**Internet Remarks:** for comps only

**Directions:** n/a

No Photo  
Available

**42461 REDSTONE TER, ASHBURN, VA 20148-5670**

**List Price:** \$509,990      **Own:** Fee Simple, Sale      **Total Taxes:** \$668      **MLS#:** LO6279404  
**Cont Date:** 18-Jun-2006      **Close Date:** 30-Aug-2006      **Close Price:** \$509,990      **Status:** SOLD  
**Adv. Sub:** BRAMBLETON LAND BAY      **Map Coord:** 456      **Subsidy:** \$10,000  
**Type:** Townhouse      **Style:** Colonial      **Acre:** 0.06      **Gr Rent:**  
**Model:**      **#Lvls:** 3      **#Fpls:** 1      **Yr Blt:** 2006      **HOA:** \$155      **C/C:**  
**BR:** 4      **FB:** 3      **HB:** 1      **Basement:** No      **Total Fin SF:** 0  
**Heat/Cool/Wtr/Swr:** Forced Air/Natural Gas/Central A/C/Electric/Public/Public Septic,Public Sewer  
**Park:** Drvwy/Off Str,Garage,Street      **# Gar/Cpt/Assgn:** 2 / /  
**Const:** Brick and Siding  
**Water Front/View/Access:** //      **Dock Conveys:**      **Vacation:** No  
**Listing Co:** Comparables - FSBO's - New Home Sales      **List. Date:** 18-Jun-2006      **DOMM/DOMP:** 0/0

**Internet Remarks:** NEW HOME SALE

**Directions:** MAP

No Photo  
Available

**22950 FANSHAW SQUARE, ASHBURN, VA 20148**

**List Price:** \$513,795      **Own:** Fee Simple, Sale      **Total Taxes:**      **MLS#:** LO6272848  
**Cont Date:** 31-Dec-2006      **Close Date:** 28-Aug-2006      **Close Price:** \$513,795      **Status:** SOLD  
**Adv. Sub:** BRAMBLETON      **Map Coord:** 00      **Subsidy:** \$0  
**Type:** Townhouse      **Style:** Colonial      **Acre:** 0.00      **Gr Rent:**  
**Model:**      **#Lvls:** 3      **#Fpls:** 1      **Yr Blt:** 2006      **HOA:** \$100      **C/C:**  
**BR:** 4      **FB:** 3      **HB:** 0      **Basement:** No      **Total Fin SF:** 0  
**Heat/Cool/Wtr/Swr:** Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer  
**Park:** Garage      **# Gar/Cpt/Assgn:** 2 / /  
**Const:** Brick and Siding  
**Water Front/View/Access:** //      **Dock Conveys:**      **Vacation:** No  
**Listing Co:** Comparables - FSBO's - New Home Sales      **List. Date:** 31-Dec-2006      **DOMM/DOMP:** 0/0

**Internet Remarks:** Comp purposes only

**Directions:** Cops

**42472 LEGACY PARK DR, ASHBURN, VA 20148-5615**

**List Price:** \$519,900      **Own:** Fee Simple, Sale      **Total Taxes:** \$3,960      **MLS#:** LO6051182  
**Cont Date:** 23-Jul-2006      **Close Date:** 21-Aug-2006      **Close Price:** \$519,000      **Status:** SOLD  
**Adv. Sub:** BRAMBLETON LAND BAY      **Map Coord:** 00000      **Subsidy:** \$8,000  
**Type:** Townhouse      **Style:** Contemporary      **Acre:** 0.06      **Gr Rent:**  
**Model:** CHANCERY      **#Lvls:** 3      **#Fpls:** 1      **Yr Blt:** 2003      **HOA:** \$171      **C/C:**  
**BR:** 4      **FB:** 3      **HB:** 1      **Basement:** No      **Total Fin SF:** 3,038  
**Heat/Cool/Wtr/Swr:** Forced Air/Natural Gas/Central A/C/Electric/Public/Public Septic,Public Sewer  
**Park:** Garage      **# Gar/Cpt/Assgn:** 2 / /  
**Const:** Brick and Siding,Brick Front  
**Water Front/View/Access:** //      **Dock Conveys:**      **Vacation:** No  
**Listing Co:** Weichert, REALTORS      **List. Date:** 13-May-2006      **DOMM/DOMP:** 40/40

**Courtesy of: Simon Hahn**

Home: (703) 401-0571      Office: (703) 815-5700  
 Cell: (703) 401-0571      Email: simon@brambletonHomes.com  
 Company: Chantilly Ventures LLC  
 Office: (703) 815-5700      Fax: (703) 815-5707

Copyright (c) 2007 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 and other information is not guaranteed.



## Residential

## Gallery - Customer

**Internet Remarks:** \*Chancery Model facing 12 acre Park\*Upgraded kitchen w/granite/42"cabineets/Kohler sink/stainless steel appliances\*Lux master bath w/upgraded faucets/ceramic/Kohler bidet\*Phantom Screen in MBR overlooking park\*Voice security system\*9 speaker prewire for surround sound\*Washer/Dryer on MBR level\*Finished garage w/Rust-Oleum\*Upgraded window treatment/lightfix.convey\*New 42"PlasmaTV/w ratified contract

**Directions:** From Dulles Greenway West, exit Loudoun Cty Pkwy. Go left to first light at Belmont Ridge RD, go left 2 blocks to Legacy Park Dr. Go right to 42472 Legacy Park Dr., near the end

No Photo  
Available

**23102 MINERVA DR, ASHBURN, VA 20148-7004**

<b>List Price:</b> \$622,910	<b>Own:</b> Fee Simple, Sale	<b>Total Taxes:</b> \$1,336	<b>MLS#:</b> LO6165687
<b>Cont Date:</b> 23-Aug-2006	<b>Close Date:</b> 23-Aug-2006	<b>Close Price:</b> \$622,910	<b>Status:</b> SOLD
<b>Adv. Sub:</b> BRAMBLETON LAND BAY		<b>Map Coord:</b> 30C13	<b>Subsidy:</b> \$6,321
<b>Type:</b> Patio Home	<b>Style:</b> Other	<b>Acre:</b> 0.12	<b>Gr Rent:</b>
<b>Model:</b> THE COURTYARD	<b>#Lvls:</b> 2 <b>#Fpls:</b> 1	<b>Yr Blt:</b> 2006	<b>HOA:</b> \$171 <b>C/C:</b>
<b>BR:</b> 3 <b>FB:</b> 2 <b>HB:</b> 1	<b>Basement:</b> No		<b>Total Fin SF:</b> 3,100
<b>Heat/Cool/Wtr/Swr:</b> Forced Air,Zoned/Natural Gas/Heat Pump(s),Zoned/Electric/Public/Public Sewer			
<b>Park:</b> Garage		<b># Gar/Cpt/Assgn:</b> 2 / /	
<b>Const:</b> Stone,Vinyl Siding			
<b>Water Front/View/Access:</b> //		<b>Dock Conveys:</b>	<b>Vacation:</b> No
<b>Listing Co:</b> Comparables - FSBO's - New Home Sales		<b>List. Date:</b> 23-Aug-2006	<b>DOMM/DOMP:</b> 0/0

**Internet Remarks:** FSBOS, NEW HOME SALES. LIST PRICE BEFORE OPTOINS 529,990

**Directions:** call builder

**23167 KLEINSMITH WAY, ASHBURN, VA 20148-7248**

<b>List Price:</b> \$649,900	<b>Own:</b> Fee Simple, Sale	<b>Total Taxes:</b> \$7,507	<b>MLS#:</b> LO6098231
<b>Cont Date:</b> 14-Jul-2006	<b>Close Date:</b> 02-Aug-2006	<b>Close Price:</b> \$635,000	<b>Status:</b> SOLD
<b>Adv. Sub:</b> BRAMBLETON LAND BAY		<b>Map Coord:</b> 30C13	<b>Subsidy:</b> \$0
<b>Type:</b> Detached	<b>Style:</b> Colonial	<b>Acre:</b> 0.20	<b>Gr Rent:</b>
<b>Model:</b> ASHLEY	<b>#Lvls:</b> 3 <b>#Fpls:</b> 1	<b>Yr Blt:</b> 2005	<b>HOA:</b> \$170 <b>C/C:</b>
<b>BR:</b> 4 <b>FB:</b> 3 <b>HB:</b> 1	<b>Basement:</b> Yes, Full,Unfinished,Walkout Stairs		<b>Total Fin SF:</b> 3,256
<b>Heat/Cool/Wtr/Swr:</b> Forced Air/Natural Gas/Central A/C,Zoned/Electric/Public/Public Sewer			
<b>Park:</b> Garage		<b># Gar/Cpt/Assgn:</b> 2 / /	
<b>Const:</b> Stone,Vinyl Siding			
<b>Water Front/View/Access:</b> //		<b>Dock Conveys:</b>	<b>Vacation:</b> No
<b>Listing Co:</b> Weichert, REALTORS		<b>List. Date:</b> 22-Jun-2006	<b>DOMM/DOMP:</b> 22/22



**Internet Remarks:** Owner relocating, SELLER'S TAKING A LOSS ON THIS HOME!Special Financing available on this property through SIRVA Mortgage, 10 mos. old home w/HDWD Foyer, 42" Oak Cabs., Corian, Ctr Isle, 3 Wall Ovens, Cooktop, Gas FP, Butler's Pantry, 2 Bay windows,Library, Huge Master Suite w/Sitting Rm., Lux. Bath w/Corner Tub & Sep.Shower,Walk-Up Bsmt, Ammenities Galore!, Call Owner First, OPEN SUN., 7/9, 1-5PM

**Directions:** FROM DULLES GREENWAY W.: EXIT LOUDOUN CTY PKWY LEFT (TURNS INTO RYAN RD.), LEFT LEGACY PARK DR., LEFT MINERVA DR., LEFT CONQUEST, LEFT KLEINSMITH TO 23167 ON LEFT.

No Photo  
Available

**23077 RUSHMORE CT, ASHBURN, VA 20148-7245**

<b>List Price:</b> \$656,000	<b>Own:</b> Fee Simple, Sale	<b>Total Taxes:</b> \$1,332	<b>MLS#:</b> LO6284543
<b>Cont Date:</b> 13-Aug-2006	<b>Close Date:</b> 30-Aug-2006	<b>Close Price:</b> \$656,000	<b>Status:</b> SOLD
<b>Adv. Sub:</b> BRAMBLETON LAND BAY		<b>Map Coord:</b> 00000	<b>Subsidy:</b> \$1,046
<b>Type:</b> Detached	<b>Style:</b> Colonial	<b>Acre:</b> 0.22	<b>Gr Rent:</b>
<b>Model:</b> HARRISON	<b>#Lvls:</b> 3 <b>#Fpls:</b> 1	<b>Yr Blt:</b> 2006	<b>HOA:</b> \$170 <b>C/C:</b>
<b>BR:</b> 4 <b>FB:</b> 3 <b>HB:</b> 1	<b>Basement:</b> Yes, Walkout Level		<b>Total Fin SF:</b> 0
<b>Heat/Cool/Wtr/Swr:</b> Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer			
<b>Park:</b> Garage		<b># Gar/Cpt/Assgn:</b> 2 / /	
<b>Const:</b> Brick and Siding			
<b>Water Front/View/Access:</b> //		<b>Dock Conveys:</b>	<b>Vacation:</b> No
<b>Listing Co:</b> Comparables - FSBO's - New Home Sales		<b>List. Date:</b> 13-Aug-2006	<b>DOMM/DOMP:</b> 0/0

**Internet Remarks:** for comp purposes only

**Directions:** see map

No Photo  
Available

**23121 INGERSOLL WAY, ASHBURN, VA 20148**

<b>List Price:</b> \$692,655	<b>Own:</b> Fee Simple, Sale	<b>Total Taxes:</b>	<b>MLS#:</b> LO6172302
<b>Cont Date:</b> 20-Aug-1997	<b>Close Date:</b> 22-Aug-2006	<b>Close Price:</b> \$692,655	<b>Status:</b> SOLD
<b>Adv. Sub:</b> BRAMBLETON		<b>Map Coord:</b> 37B2	<b>Subsidy:</b> \$12,000
<b>Type:</b> Detached	<b>Style:</b> Colonial	<b>Acre:</b> 0.10	<b>Gr Rent:</b>
<b>Model:</b> FULTON	<b>#Lvls:</b> 3 <b>#Fpls:</b> 1	<b>Yr Blt:</b> 2006	<b>HOA:</b> \$65 <b>C/C:</b>
<b>BR:</b> 4 <b>FB:</b> 3 <b>HB:</b> 1	<b>Basement:</b> Yes, Fully Finished		<b>Total Fin SF:</b> 0
<b>Heat/Cool/Wtr/Swr:</b> Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer			
<b>Park:</b> Garage		<b># Gar/Cpt/Assgn:</b> 2 / /	
<b>Const:</b> Brick,Vinyl Siding			
<b>Water Front/View/Access:</b> //		<b>Dock Conveys:</b>	<b>Vacation:</b> No
<b>Listing Co:</b> Comparables - FSBO's - New Home Sales		<b>List. Date:</b> 30-Aug-2006	<b>DOMM/DOMP:</b> 0/0

**Internet Remarks:** NEW COMP FOR CENTEX FULTON MODEL WITH EXTENSION 3271 SQ FT

**Directions:** FROM RT 7,S BELMONT RIDGE RD

**Courtesy of: Simon Hahn**

Home: (703) 401-0571 Office: (703) 815-5700  
Cell: (703) 401-0571 Email: simon@brambletonHomes.com  
Company: Chantilly Ventures LLC  
Office: (703) 815-5700 Fax: (703) 815-5707

Copyright (c) 2007 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 and other information is not guaranteed.



## Residential

## Gallery - Customer

**42851 CHATELAIN CIR, ASHBURN, VA 20148-7272**  
**List Price:** \$700,000      **Own:** Fee Simple, Sale      **Total Taxes:** \$1,331      **MLS#:** LO6272407  
**Cont Date:** 19-Jul-2006      **Close Date:** 11-Aug-2006      **Close Price:** \$700,000      **Status:** SOLD  
**Adv. Sub:** BRAMBLETON LAND BAY      **Map Coord:** TBD      **Subsidy:** \$8,000  
**Type:** Detached      **Style:** Colonial      **Gr Rent:**      **HOA:** \$65      **C/C:**  
**Model:**      **#Lvls:** 3      **#Fpls:** 1      **Yr Bit:** 2006      **Total Fin SF:** 0  
**BR:** 4      **FB:** 3      **HB:** 1      **Basement:** Yes, Unfinished, Walkout Stairs  
**Heat/Cool/Wtr/Swr:** Forced Air/Natural Gas/Central A/C/Natural Gas/Public/Public Sewer  
**Park:** Garage      **# Gar/Cpt/Assgn:** 2 / /  
**Const:** Brick and Siding, Brick Front  
**Water Front/View/Access:** //      **Dock Conveys:**      **Vacation:** No  
**Listing Co:** Comparables - FSBO's - New Home Sales      **List. Date:** 19-Jul-2006      **DOMM/DOMP:** 0/108

No Photo  
Available**Internet Remarks:** Winchester Spec home - Comp Only**Directions:** Loudoun County Parkway, left into Brambleton

**OGLETHORPE, ASHBURN, VA 20148**  
**List Price:** \$1,062,117      **Own:** Fee Simple, Sale      **Total Taxes:**      **MLS#:** LO6171061  
**Cont Date:** 31-Mar-2006      **Close Date:** 29-Aug-2006      **Close Price:** \$1,062,117      **Status:** SOLD  
**Adv. Sub:** BRAMBLETON      **Map Coord:** LLLLLL      **Subsidy:** \$0  
**Type:** Detached      **Style:** Colonial      **Gr Rent:**      **HOA:**      **C/C:**  
**Model:**      **#Lvls:** 3      **#Fpls:** 1      **Yr Bit:** 2006      **Total Fin SF:** 0  
**BR:** 4      **FB:** 3      **HB:** 1      **Basement:** Yes, Full, Unfinished  
**Heat/Cool/Wtr/Swr:** Forced Air/Natural Gas/Central A/C/Natural Gas/Public/Public Sewer  
**Park:** Garage      **# Gar/Cpt/Assgn:** 2 / /  
**Const:** Brick and Siding  
**Water Front/View/Access:** //      **Dock Conveys:**      **Vacation:** Yes  
**Listing Co:** Long & Foster/Webber & Associates      **List. Date:** 29-Aug-2006      **DOMM/DOMP:** 0/0

No Photo  
Available**Internet Remarks:** For Sold Comp Only**Directions:** See model

**22962 LOIS LN, ASHBURN, VA 20148**  
**List Price:** \$1,125,302      **Own:** Fee Simple, Sale      **Total Taxes:**      **MLS#:** LO6301165  
**Cont Date:** 15-Jul-2006      **Close Date:** 11-Aug-2006      **Close Price:** \$1,125,302      **Status:** SOLD  
**Adv. Sub:** BRAMBLETON LAND BAY 2      **Map Coord:** 000      **Subsidy:** \$0  
**Type:** Detached      **Style:** Colonial      **Gr Rent:**      **HOA:** \$95      **C/C:**  
**Model:** TOWNSEND      **#Lvls:** 3      **#Fpls:** 1      **Yr Bit:** 2006      **Total Fin SF:** 0  
**BR:** 5      **FB:** 4      **HB:** 1      **Basement:** Yes, Walkout Stairs  
**Heat/Cool/Wtr/Swr:** Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer  
**Park:** Garage      **# Gar/Cpt/Assgn:** 2 / /  
**Const:** Brick  
**Water Front/View/Access:** //      **Dock Conveys:**      **Vacation:** No  
**Listing Co:** Comparables - FSBO's - New Home Sales      **List. Date:** 15-Jul-2006      **DOMM/DOMP:** 0/0

No Photo  
Available**Internet Remarks:** Beautiful Townsend Model with 3 finished levels**Directions:** Follow the signs

**22958 LOIS LANE, ASHBURN, VA 20148**  
**List Price:** \$1,260,000      **Own:** Fee Simple, Sale      **Total Taxes:**      **MLS#:** LO5235902  
**Cont Date:** 08-Jun-2005      **Close Date:** 25-Aug-2006      **Close Price:** \$1,250,000      **Status:** SOLD  
**Adv. Sub:** BRAMBLETON LAND BAY      **Map Coord:** 30 A12      **Subsidy:** \$0  
**Type:** Detached      **Style:** Contemporary      **Gr Rent:**      **HOA:** \$200      **C/C:**  
**Model:** TOWNSEND      **#Lvls:** 3      **#Fpls:** 3      **Yr Bit:** 2005      **Total Fin SF:** 7,310  
**BR:** 6      **FB:** 5      **HB:** 1      **Basement:** Yes, Fully Finished, Walkout Stairs  
**Heat/Cool/Wtr/Swr:** Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer  
**Park:** Garage      **# Gar/Cpt/Assgn:** 3 / /  
**Const:** Brick  
**Water Front/View/Access:** No/No/Yes      **Dock Conveys:** No      **Vacation:** No  
**Listing Co:** Long & Foster Real Estate, Inc.      **List. Date:** 09-May-2005      **DOMM/DOMP:** 31/31

No Photo  
Available**Internet Remarks:** \*CONTRACT SALE\* TO BE BUILT \*FINEST LOCATION\* BUILDER HAS SOLD OUT \* BRAND NEW GULICK HOME, COMPLETELY CUSTOMIZED TOWNSEND MODEL ON LEGACY PARK \* EXPANDED TERRACE \* OVER 7,000 SQFT OF LAVISH LIVING \* EVERY UPGRADE AND BUMP OUT CONCEIVABLE \* PANORAMIC VIEWS OF POND \* TOP OF THE LINE KITCHEN \* MEDIA RM \* EXERCISE RM \* MSTR. BRM W/SITTING RM AND BREATHTAKING VIEWS \* 3CAR GARAGE \* WHOLE HOUSE MEDIA/INTERNET**Directions:** FROM DULLES GREENWAY TAKE EXIT 7 - LEFT LOUDOUN COUNTY PKWAY - LEFT ONTO BELMONT RIDGE - RIGHT ONTO PARKVEIW.**Courtesy of: Simon Hahn**Home: (703) 401-0571      Office: (703) 815-5700  
Cell: (703) 401-0571      Email: simon@brambletonHomes.com  
Company: Chantilly Ventures LLC  
Office: (703) 815-5700      Fax: (703) 815-5707Copyright (c) 2007 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 and other information is not guaranteed.