

Residential

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No Photo Available

42634 HIGHGATE TER, ASHBURN, VA 20148
List Price: \$328,050 **Own:** Fee Simple, Sale
Contr Date: 01-Jul-2007 **Close Date:** 17-Aug-2007
Adv. Sub: BRAMBLETON LAND
Type: Other **Style:** Other
Model: **#Lvls:** 0 **#Fpls:** 0
BR: 1 **FB:** 1 **HB:** 0 **Basement:** No
Heat/Cool/Wtr/Swr: Other/Other/Other/Other/Other/Other
Park: Other
Const: Other
Showing Information: Other, All Days, Other - Other
Showing Contact: N/A N/A
Company: ,
List Agent:

Total Taxes: \$0
Close Price: \$328,050
Map Coord: 0
Area:
Acres: 0.00 **Yr Bit:** 2007
Gar/Cpt/Assgn: //
List Date: 01-Jul-2007
SC Home: (999) 999-9999
Office:
Home:

MLS#: LO6513722
Status: SOLD
Subsidy: \$0
Gr Rent:
HOA: **C/C:**
Total Fin SF: 0
Upd Date: 21-Aug-2007
DOMM/DOMP: 0/0
Fax:
Office:

Dock Conveys: **Vacation:** No
Water Front/View/Access: //
Remarks: FOR COMPARABLES PURPOSES ONLY.
Directions: N/A

No Photo Available

22748 VERDE GATE TER #1342, ASHBURN, VA 20148
List Price: \$384,997 **Own:** Condo, Sale
Contr Date: 22-Sep-2006 **Close Date:** 31-Aug-2007
Adv. Sub: BRAMBLETON LAND
Type: Garden 1-4 Floors **Style:** Colonial
Model: VAIL **#Lvls:** 2 **#Fpls:** 1
BR: 3 **FB:** 2 **HB:** 1 **Basement:** No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Garage
Const: Brick and Siding,Brick Front
Showing Information: On Site Sales,See Models, All Days, 10 AM - 6 PM
Showing Contact: Beazer Homes
Company: Comparables - FSBO's - New Home Sales, COMP
List Agent: Agent Not on File

Total Taxes: \$0
Close Price: \$384,997
Map Coord: 000
Area:
Acres: **Yr Bit:** 2007
Gar/Cpt/Assgn: 1 / /
List Date: 22-Sep-2006
SC Home: (999) 999-9999
Office: (301) 838-7100
Home:

MLS#: LO6524660
Status: SOLD
Subsidy: \$9,500
Gr Rent:
HOA: \$0 **C/C:** \$307
Total Fin SF: 2,200
Upd Date: 02-Sep-2007
DOMM/DOMP: 0/0
Fax: (301) 838-7171
Office:

Dock Conveys: **Vacation:** No
Water Front/View/Access: //
Remarks: ***FOR COMP PURPOSES ONLY***
Directions: ***FOR COMP PURPOSES ONLY***



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22950 ROSE QUARTZ SQ, ASHBURN, VA 20148-5671
List Price: \$415,000 **Own:** Fee Simple, Sale
Contr Date: 27-Jul-2007 **Close Date:** 10-Aug-2007
Adv. Sub: BRAMBLETON LAND BAY
Type: Townhouse **Style:** Colonial
Model: **#Lvls:** 3 **#Fpls:** 1
BR: 3 **FB:** 2 **HB:** 2 **Basement:** Yes, Fully Finished,Walkout Level
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Garage
Const: Stone,Vinyl Siding
Showing Information: Call 1st-Owner,Lockbox-Frnt Dr, All Days, -
Showing Contact: Sonny Kim
Company: Long & Foster Real Estate, Inc., LNG97
List Agent: Fran Kormann

Total Taxes: \$3,518
Close Price: \$400,000
Map Coord: 30-A12
Area:
Acres: 0.05 **Yr Bit:** 2006
Gar/Cpt/Assgn: 2 / /
List Date: 13-Jul-2007
SC Home: (703) 314-1571
Office: (703) 556-8600
Home: (703) 771-0449

MLS#: LO6474950
Status: SOLD
Subsidy: \$0
Gr Rent:
HOA: \$150 **C/C:**
Total Fin SF: 2,178
Upd Date: 10-Aug-2007
DOMM/DOMP: 15/75
Fax: (703) 556-8716
Office: (703) 433-1237

Dock Conveys: **Vacation:** No
Water Front/View/Access: //
Remarks: Nearly new 1 yr old TH in Brambleton, 3 BR, 2.55 BA. Spacious layout w/2 car gar in rear. Lrge kitchen w/island & room for lrg table. 3 sided frpl in Din Rm and kitchen. 9' clngs on all 3 lev. Deck. 1 blk to movies, restaurants at New Brambleton Town Center! HOA includes Cable, Internet & Phone. Huge parklike open space in front w/lots of guest parking. Flex settlement date. Small child, pls call
Directions: Toll Road to Exit 7, Left on Loudoun County Parkway becomes Ryan Road, Left on Olympia Drive, Left on Redstone Terrace, Left on Eversole Terrace to visitor parking in front of #22950.



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42511 REGAL WOOD DR, ASHBURN, VA 20148-5629
List Price: \$450,000 **Own:** Fee Simple, Sale
Contr Date: 02-Jul-2007 **Close Date:** 20-Aug-2007
Adv. Sub: BRAMBLETON LAND BAY
Type: Townhouse **Style:** Contemporary
Model: MERLIN **#Lvls:** 3 **#Fpls:** 2
BR: 3 **FB:** 2 **HB:** 2 **Basement:** Yes, Full,Fully Finished,Walkout Level
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Attic Fan,Ceiling Fan(s),Central A/C/Electric/Public/Public Sewer
Park: Garage,Street,Unassigned
Const: Brick and Siding
Showing Information: Call 1st-Contact,Call 1st-Owner,Lockbox-Electronic,Lockbox-Frnt Dr,Lockbox-Supra, All Days,
Showing Contact: The Brand's
Company: RE/MAX Gateway, LLC, RMAX110
List Agent: Buck Simpson

Total Taxes: \$4,356
Close Price: \$436,500
Map Coord: 30B12
Area: 26-6
Acres: 0.05 **Yr Bit:** 2003
Gar/Cpt/Assgn: 2 / /
List Date: 12-Apr-2007
SC Home: (703) 349-3263
Office: (703) 652-5760
Home:

MLS#: LO6372363
Status: SOLD
Subsidy: \$0
Gr Rent:
HOA: \$156 **C/C:**
Total Fin SF: 2,380
Upd Date: 20-Aug-2007
DOMM/DOMP: 67/67
Fax: (703) 263-2510
Office: (703) 314-7105

Dock Conveys: **Vacation:** No
Water Front/View/Access: //
Remarks: Pend'g Release*Merlin lux TH. 3 bedrooms, 2.55 baths. Huge island kitchen w/ tons of recessed lighting. Upgraded appliances, cabinets, 2 FP, Luxury owner bath, deck, spacious backyard, custom window treatments, Brambleton community within minutes of shopping and ammenities. Non smoking non pet home! Very well maintained, very clean. Light & bright, not the cookie cutter home! See Visual Tour
Directions: From Toll Rd: Take exit 7 Loudoun Co Pkwy West. Turns into Ryan Road. Follow to left on Belmont Ridge Rd. Right on Regal Wood Drive. 3 blocks to home on left. RE/MAX Gateway sign in yard at 42511.



Residential

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Dock Conveys: Vacation: No
Water Front/View/Access: //
Remarks: PHOTO IS OF SIMILAR HOME

Directions: FROM TYSONS: DULLES TOLL ROAD WEST TO GREENWAY, EXIT LOUDOUN COUNTY PARKWAY - BECOMES RYAN ROAD. LEFT AT LIGHT ON BELMONT RIDGE ROAD TO 1ST RIGHT ONTO REGAL WOOD DRIVE. MODEL ON RIGHT.

23405 SPICE BUSH TER, ASHBURN, VA 20148

List Price: \$453,490	Own: Fee Simple, Sale	Total Taxes: \$1,144	MLS#: LO6268183
Contr Date: 09-Jan-2007	Close Date: 23-Aug-2007	Close Price: \$450,000	Status: SOLD
Adv. Sub: BRAMBLETON LAND BAY	Map Coord: 0	Area:	Subsidy: \$5,810
Type: Townhouse	Style: Other	Acres: 0.09	Gr Rent:
Model: HOUDINI II	#Lvls: 3 #Fpls: 1	Yr Bit: 2007	HOA: \$156 C/C:
BR: 3 FB: 2 HB: 1	Basement: Yes, Other		Total Fin SF: 2,522
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer			
Park: Garage	# Gar/Cpt/Assgn: 2 / /		Upd Date: 24-Aug-2007
Const: Brick and Siding, Vinyl Siding	List Date: 20-Dec-2006		
Showing Information: Call 1st-Contact, On Site Sales, See Models, Friday, Saturday, Sunday, Thursday, Tuesday, Wednesday,			
Showing Contact: TERESA KIDWELL	SC Home: (703) 327-0736		DOMM/DOMP: 27/27
Company: Miller and Smith Homes, Inc., MISM1	Office: (703) 821-2500		Fax: (703) 821-2040
List Agent: Spencer Stouffer	Home:		Office:



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Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Gorgeous "Merlin" model TH has 3 BRs, 2 FBs & 2 HBs. Kitchen has granite coutertops w/huge center island & breakfast bar & hrdwd. flrs. LR has gas fpl. & hrdw. flrs. MBR has walk-in closet and MBA has sep. shower and soaking tub. Deck on the rear faces common ground. LL Rec Rm. walks out to backyard. Warm paint colors and crown molding thru out. Plantation shutters in DR. Must see!!

Directions: Rt. 28 to Wax Pool Road to left on Loudoun County Parkway to left on Belmont Ridge Road to right on Regal Wood Drive to #42539.

42539 REGAL WOOD DR, ASHBURN, VA 20148-5630

List Price: \$464,900	Own: Fee Simple, Sale	Total Taxes: \$4,352	MLS#: LO6418639
Contr Date: 26-Jul-2007	Close Date: 21-Aug-2007	Close Price: \$458,000	Status: SOLD
Adv. Sub: BRAMBLETON LAND BAY	Map Coord: 30B12	Area:	Subsidy: \$0
Type: Townhouse	Style: Contemporary	Acres: 0.05	Gr Rent:
Model: MERLIN	#Lvls: 3 #Fpls: 1	Yr Bit: 2003	HOA: \$156 C/C:
BR: 3 FB: 2 HB: 2	Basement: Yes, Daylight, Full, Fully Finished, Rear Entrance, Walkout Level		Total Fin SF: 2,380
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Ceiling Fan(s), Central A/C/Electric/Public/Public Septic, Public Sewer			
Park: Drvwy/Off Str, Garage	# Gar/Cpt/Assgn: 2 / /		Upd Date: 22-Aug-2007
Const: Brick and Siding	List Date: 22-May-2007		
Showing Information: Call 1st-Owner, Call 1st-Pet, All Days, 9 AM - 7 PM			
Showing Contact: Cecelia Karczewski	SC Home: (703) 542-5696		DOMM/DOMP: 66/66
Company: Samson Realty LLC, SAMR1	Office: (703) 378-8886		Fax: (703) 378-8890
List Agent: Julie Halterman	Home:		Office: (703) 378-8886



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Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: VACANT! OPPORTUNITY HERE!! Lender-owned... SOLD AS-IS!! Two-car garage TH in sought-after BRAMBLETON! Huge 4 bedroom, almost new. Fronts to 50 acre park!! Call agent for bank addendums. Offer must come with a preapproval from any Countrywide branch and if buyer goes w/them, get a free appraisal. & credit rep.

Directions: From Greenway/267 Toll Road: Go to Belmont Ridge Rd. Exit, South, about 3 or 4 miles to intersection with Ryan Rd. (new traffic light). Go straight no more than 1/2 mile to right on to Legacy Park Dr. to home on right.

42528 LEGACY PARK DR, ASHBURN, VA 20148-5618

List Price: \$473,900	Own: Fee Simple, Sale	Total Taxes: \$5,280	MLS#: LO6330287
Contr Date: 03-Jul-2007	Close Date: 01-Aug-2007	Close Price: \$480,000	Status: SOLD
Adv. Sub: BRAMBLETON LAND BAY	Map Coord: 30A12	Area:	Subsidy: \$10,000
Type: Townhouse	Style: Contemporary	Acres: 0.06	Gr Rent:
Model:	#Lvls: 3 #Fpls: 1	Yr Bit: 2004	HOA: \$171 C/C:
BR: 4 FB: 2 HB: 1	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 / /		Upd Date: 02-Aug-2007
Const: Brick and Siding	List Date: 05-Mar-2007		
Showing Information: Lockbox-Supra, Vacant, , -			
Showing Contact: Vacant Vacant	SC Home: (703) 307-4518		DOMM/DOMP: 119/119
Company: Century 21 New Millennium, CENT2003	Office: (703) 818-0111		Fax: (703) 803-3880
List Agent: Kent Eley	Home:		Office: (703) 803-3895



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Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Sun-filled Fulton Model w/ 2-stry HWD foyer, DR w/crwn, chair rail & wains. Kit w/granite, center isle, break rm & w/o to deck. 2-stry FR off kit w/HWDs, flr to ceiling stone hearth, gas frpl. Master w/sitting rm, WIC, lux bath w/ceramic tile, sunken tub, sep shwr & dbl vanities. LL complete w/au pair suite and full BA, large rec, wet bar & walk-up to backyd. 1% BONUS W/RATIFIED CONTRC BY 8/31/07

Directions: GREENWAY TO EXIT 7, L-LOUDOUN COUNTY PKWY, TURNS INTO RYAN ROAD, L-BELMONT RIDGE, R-REGAL WOOD, L-COURTLAND PARK TO HOME ON LEFT.

22870 COURTLAND PARK DR, ASHBURN, VA 20148-5603

List Price: \$618,777	Own: Fee Simple, Sale	Total Taxes: \$5,093	MLS#: LO6476650
Contr Date: 14-Aug-2007	Close Date: 27-Aug-2007	Close Price: \$595,000	Status: SOLD
Adv. Sub: BRAMBLETON LAND BAY	Map Coord: 30B121	Area: 26-6	Subsidy: \$0
Type: Detached	Style: Colonial	Acres: 0.18	Gr Rent:
Model: FULTON	#Lvls: 3 #Fpls: 1	Yr Bit: 2003	HOA: \$156 C/C:
BR: 5 FB: 3 HB: 1	Basement: Yes, Full, Fully Finished, Improved, Walkout Stairs		Total Fin SF: 3,999
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer			
Park: Garage	# Gar/Cpt/Assgn: 2 / /		Upd Date: 29-Aug-2007
Const: Vinyl Siding	List Date: 16-Jul-2007		
Showing Information: Lockbox-Frnt Dr, Show Anytime, Vacant, All Days, 10 AM - 7 PM			
Showing Contact: Just Go And Show	SC Home: (999) 999-9999		DOMM/DOMP: 29/244
Company: RE/MAX Distinctive Real Estate, Inc., RMAX5	Office: (703) 821-1840		Fax: (703) 893-4505
List Agent: Casey Margenau	Home: (703) 442-8600		Office: (703) 442-8600



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**22769 COURTLAND PARK DR, ASHBURN, VA 20148-5601**

List Price: \$625,000 **Own:** Fee Simple, Sale
Contr Date: 05-Aug-2007 **Close Date:** 31-Aug-2007
Adv. Sub: BRAMBLETON LAND BAY
Type: Detached **Style:** Colonial
Model: RHAPSODY **#Lvs:** 3 **#Fpls:** 1
BR: 4 **FB:** 3 **HB:** 1 **Basement:** Yes, Walkout Stairs

Total Taxes: \$4,988
Close Price: \$605,000
Map Coord: 1111
Area:
Acres: 0.23 **Yr Bit:** 2003
Gar/Cpt/Assgn: 2 / /
List Date: 10-Jul-2007

MLS#: LO6470535
Status: SOLD
Subsidy: \$2,000
Gr Rent:
HOA: \$170 **C/C:**
Total Fin SF: 3,954
Upd Date: 01-Sep-2007

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Ceiling Fan(s), Central A/C/Electric/Public/Public Septic, Public Sewer

Park: Garage

Const: Alum/Steel Siding

Showing Information: Show Anytime, , 10 AM - 9 PM

Showing Contact: The Polaris Group

Company: Century 21 Redwood Realty, RDWG1

List Agent: Vicki Salton

SC Home: (703) 953-2373

Office: (703) 858-5676

Home: (703) 953-2373

DOMM/DOMP: 21/21

Fax: (703) 940-3090

Office: (703) 953-2373

Dock Conveys: **Vacation:** No

Water Front/View/Access: //

Remarks: Pending Release. This beautiful Colonial shows like a model. Hardwoods on the entire main level and through the upstairs hallway. Custom Built-ins in Library. Kitchen has 42in cbnts, dbl oven, desk area, butlers pantry. Patio, Sprinkler System, and large Fenced back yard has ample space for entertaining. Fully Finished basement has Media Room w/srnd wiring, Rec room, Full Bath, & Exercise room or bdrm

Directions: Ryan Road towards Brambleton- Left on Vickery Park - Immediate Left on Courtland Park to house on Right.

**22845 ASHTON WOODS DR, ASHBURN, VA 20148-6965**

List Price: \$679,900 **Own:** Fee Simple, Sale
Contr Date: 29-Jul-2007 **Close Date:** 30-Aug-2007
Adv. Sub: BRAMBLETON LAND BAY
Type: Detached **Style:** Colonial
Model: ASHLEY **#Lvs:** 3 **#Fpls:** 1
BR: 4 **FB:** 3 **HB:** 1 **Basement:** Yes, Full, Unfinished, Walkout Stairs

Total Taxes: \$6,108
Close Price: \$663,000
Map Coord: 30B12
Area:
Acres: 0.43 **Yr Bit:** 2003
Gar/Cpt/Assgn: 2 / /
List Date: 07-Jul-2007

MLS#: LO6467409
Status: SOLD
Subsidy: \$13,300
Gr Rent:
HOA: \$156 **C/C:**
Total Fin SF: 3,620
Upd Date: 30-Aug-2007

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Ceiling Fan(s), Central A/C/Electric/Public/Public Sewer

Park: Garage

Const: Stone, Vinyl Siding

Showing Information: Call 1st-Owner, Lockbox-Frnt Dr, All Days, 10 AM - 6 PM

Showing Contact: Owner Owner

Company: Keller William Realty, KWR4

List Agent: Simon Hahn

SC Home: (703) 728-2102

Office: (703) 815-5700

Home: (703) 401-0571

DOMM/DOMP: 22/22

Fax: (703) 815-5707

Office: (703) 815-5700

Dock Conveys: **Vacation:** No

Water Front/View/Access: //

Remarks: *OPEN SUN 7/8 1-4* *PLZ DON'T CLOSE THE BASEMENT DOOR SO THAT CATS CAN GO IN AND OUT* 4 BR, 3.5 BA SF ON HARD TO FIND .43 ACRE LOT IN BRAMBLETON! OPEN FLOORPLAN W/9' CEILING ON 3 LEVELS & 2-STORY FOYER. SPACIOUS GOURMET KITCHEN W/BIG ISLAND & BUTLER'S PANTRY. HUGE MASTER SUITE W/SITTING ROOM, 2 WICS & DELUXE BATH. RELAX IN FRONT PORCH OR LARGE DECK W/ HUGE OPEN SPACE IN THE BACK.

Directions: FROM GREENWAY: EXIT 7: LOUDOUN COUNTY PARKWAY TOWARDS SOUTH -> AFTER ~4 MILES, LEFT ON LEGACY PARK DR -> RIGHT ON REGAL WOOD -> LEFT ON ASHTON WOODS

**22767 SWEET ANDREA DR, ASHBURN, VA 20148-5648**

List Price: \$724,000 **Own:** Fee Simple, Sale
Contr Date: 06-Jul-2007 **Close Date:** 13-Aug-2007
Adv. Sub: BRAMBLETON LAND BAY 2
Type: Detached **Style:** Colonial
Model:
#Lvs: 3 **#Fpls:** 1
BR: 4 **FB:** 4 **HB:** 1 **Basement:** Yes, Fully Finished, Rear Entrance

Total Taxes: \$6,938
Close Price: \$704,000
Map Coord: 30B12
Area:
Acres: 0.32 **Yr Bit:** 2004
Gar/Cpt/Assgn: 3 / /
List Date: 15-Mar-2007

MLS#: LO6341126
Status: SOLD
Subsidy: \$0
Gr Rent:
HOA: \$192 **C/C:**
Total Fin SF: 5,228
Upd Date: 13-Aug-2007

Heat/Cool/Wtr/Swr: Zoned/Natural Gas/Central A/C/Electric/Public/Public Septic

Park: Garage

Const: Brick and Siding

Showing Information: Call 1st-Owner, Lockbox-Frnt Dr, Lockbox-Supra, All Days, 10 AM - 7 PM

Showing Contact: Adrienne Skapura

Company: Realty Resource, RRSC1

List Agent: Angie Bresnahan

SC Home: (703) 622-0403

Office: (703) 437-5580

Home: (540) 338-2950

DOMM/DOMP: 110/110

Fax: (703) 437-1986

Office: (703) 955-2510

Dock Conveys: **Vacation:** No

Water Front/View/Access: //

Remarks: REDUCED 75K. GREAT DEAL on this stunning 5200 sq. ft. home with 2-story foyer & fr, custom built-ins in lib., large gourmet kitchen, MB suite with 3 walk-in closets, tray ceiling, private sitting rm & oversized bthrm. Enormous LL with custom built granite wet-bar. Upgraded berber carpet & custom window treatments. In-ground sprinkler system, fully fenced backyard, slate patio & outdoor gas cooking

Directions: RT 7 to Belmont Ridge Rd. Follow Belmont (Rt 659) and just after passing Ryan Rd, make a R on Regal Wood & immediate R on Sweet Andrea. From Toll Rd: Take Loudoun County Pkwy exit (south). L on Belmont Ridge, R on Regal, R on Sweet Andrea.

