



Tania Hosmer

Keller Williams Realty

"It's Not Your Father's Real Estate Market Anymore."

Cell: 703-403-8225

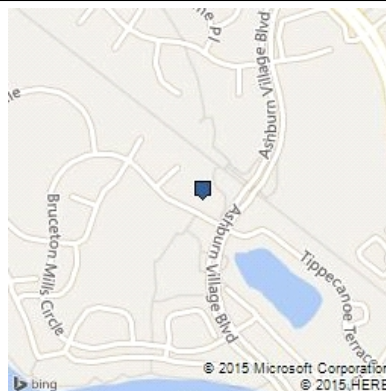
taniahosmer@gmail.com

Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

LO8716440 - LOUDOUN
44044 BRUCETON MILLS CIR, ASHBURN, VA 20147

Full Listing
Residential



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

Adv Sub: Ashburn Village
Legal Sub: ASHBURN VILLAGE
Condo/Coop Proj Name:

Tax ID: 086395144000
HOA Fee: \$118.00/ Monthly
C/C Fee: /

Style: Colonial
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 1
Model:

Total Taxes: \$6,108
Tax Year: 2015
Lot AC/SF: .17/7,405

List Price: \$590,000
Inc City/Town:
Zip: 20147 - 4808
Election District: 4
Transaction Type: Standard
ADC Map Coord: GPS

Area:

Level Location:
Age: 23
Year Built: 1992

Elementary: DOMINION TRAIL

Middle: FARMWELL STATION

High: BROAD RUN

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

INTERIOR

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

Room	Dimensions	Level	Flooring	Fireplace
Bedroom-Master	17 x 14	Upper 1	Carpet	
Bedroom-Second	12 x 11	Upper 1	Carpet	
Bedroom-Third	10 x 10	Upper 1	Carpet	
Bedroom-Fourth	20 x 19	Upper 1	Pergo	
Den	15 x 15	Lower 1	Carpet	
Dining Room	12 x 11	Main	Hardwood	
Family Rm	20 x 15	Main	Hardwood	Wood Burning
Foyer		Main	Ceramic Tile	
Kitchen		Main	Ceramic Tile	
Living Room	16 x 11	Main	Carpet	
Laundry-Kit Lvl		Main	Ceramic Tile	
Loft		Main	Hardwood	
Mud Room		Main	Ceramic Tile	
Recreation Rm		Lower 1	Carpet	
Storage Room		Main	Concrete	

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Recreation Rm, Family Rm, Den, Foyer, Laundry-Kit Lvl, Loft, Mud Room, Storage Room

Main Entrance: Two Story Foyer, Center Hall

Interior Style: Floor Plan-Open

Dining/Kitchen: Fam Rm Off Kit, Kit-Breakfast Bar, Kit-Table Space, Sep Dining Rm, Breakfast nook, Eat-In Kitchen

Appliances:

Amenities:

Security:

Windows/Doors: Double Pane Windows, Bay / Bow Windows, Insulated Window(s), Atrium Windows, French Doors

Walls/Ceilings: 2 Story Ceilings, Cathedral Ceilings, Dry Wall, Vaulted Ceilings

Basement: Yes

Foundation:

Basement Type: Fully Finished, Rear Entrance, Walkout Stairs, Improved, Windows

Basement Entrance: Rear Entrance, Outside Entrance

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x
Above Grade Unfinished:
Below Grade Finished: 1200

SOFT-Tot Fin: 4417
Above Grade Finished: 3217
Below Grade Unfinished:

Tax Living Area: 2,636

Directions:

From Dulles access road, take exit 9B (28N) towards Sterling. Take a left on Waxpool Rd. Take a right on Ashburn Village Blvd. Take a left at the second Bruceton Mills Circle intersection. 44044 is first home on right.

REMARKS

Internet/Public:

Fabulous M/I model home on spacious corner lot adjacent to expansive green space. This stunning home boasts grand two-story entry w/Palladian window. Completely renovated gourmet kitchen w/center island, Silstone counters, custom cabinets stainless steel appliances and large bay window. Spacious master retreat w/cathedral ceiling, walk-in closet, luxurious bath w/oversized soaking tub, double vanity.

EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .177/405

Exterior:

Exterior Construction: Brick Front, Combination, Siding - Vinyl

Lot Description:

Other Buildings: Above Grade, Below Grade

Original Builder: M/I Homes

New Construction: No

Property Condition:

Roads:

Roofing: Shingle - Asphalt

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

PARKING

Parking: Garage

Garage Type: Front Loading Garage, Attached

Carport Type:

Parking Incl in List Price: No

Parking Incl in Sale Price: No

Gar/Carpt/Assgn Sp: 2//

Parking Space #:

Parking Block/Square:

UTILITIES

Heat System: Forced Air

Cool System: Central Air Conditioning

Water: Public

Sewer Septic: Public Sewer

TV/Cable/Comm:

Electric 12 Months/Average:

Gas 12 Months/Average:

Construction Materials:

Energy Generation:

Water Conservation:

Green Verification Y/N:

Heat Fuel: Natural Gas

Cool Fuel: Electric

Hot Water: Natural Gas

Water 12 Months/Average:

Heating Oil 12 Months/Average:

Energy Efficiency:

Indoor Air Quality:

Sustainability:

FINANCIAL INFORMATION

Earnest Money:

Total Taxes: \$6,108

Tax Year: 2015

Assessments:

Land: \$177,600

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess:

Improvements: \$360,570

Investor Ratio:

County Tax: \$6,108

Tap:

Front Foot Fee:

Yr Assessed: 2015

Total Tax Assessment: \$538,170

Total Units:

Project Approved:

Possession: Settlement

HOA/CONDO

HOA Fee: \$118.00/ Monthly

Condo/Coop Fee: /

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

HOA: Yes

LEGAL INFORMATION

Tax Map: 086395144000

Section:

Liber:

Zoning Code:

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure, Subj to VA POA

Documents: House Plans Available, Survey - House Location, Plat

Special Permits:

Lot #: 2

Phase:

Folio:

Master Plan Zoning:

Block/Square:

Parcel Number:

Broker Name: Keller Williams Realty

List Date: 07-Aug-2015

VRP: No

Low Price: \$590,000

Orig List Price: \$610,000

Prior List Price: \$610,000

Status Change Date: 07-Aug-2015

Off Mkt Date:

DOM-MLS: 58

DOM-Prop: 58

SOLD INFORMATION

Copyright © 2015 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](#)