

# Client Full

**1813 Cranberry Ln, Reston, VA 20191**

**Active**

**Residential**

**\$550,000**



**Recent Change: 11/12/2019 : New Active : ->ACT**

MLS #:	VAFX1098910	Beds:	4
Tax ID #:	0271 02020015	Baths:	3 / 1
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	1,248 / Assessor
Association:	HOA	Price / Sq Ft:	440.71
Structure Type:	Detached	Year Built:	1977
Levels/Stories:	2	Property Condition:	Shows Well
Waterfront:	No	Style:	Split Foyer
Garage:	Yes	Central Air:	Yes
		Basement:	No

## Location

County:	Fairfax, VA	School District:	Fairfax County Public Schools
In City Limits:	No	High School:	South Lakes
Legal Subdivision:	RESTON	Middle/Junior School:	Hughes
Subdiv / Neigh:	Reston	Elementary School:	Sunrise Valley

## Association / Community Info

HOA:	Yes	HOA Fee:	\$693 / Annually
HOA Name:	RESTON ASSOCIATION		
Association Fee Incl.:	Insurance, None, Pool(s), Reserve Funds, Snow Removal, Trash		
Amenities:	Jog/Walk Path, Pool - Outdoor, Recreational Center, Tennis Courts, Tot Lots/Playground		

## Taxes and Assessment

Tax Annual Amt / Year:	\$6,618 / 2019	Tax Assessed Value:	\$537,850 / 2019
County Tax:	\$6,185 / Annually	Imprv. Assessed Value:	\$293,850
Clean Green Assess:	No	Land Assessed Value:	\$244,000
Zoning:	370	Special Assmt:	\$432.97
Tax Book:	271	Land Use Code:	132
		Section:	22
		Block/Lot:	2 / 15

## Rooms

			<b>Bed</b>	<b>Bath</b>	
Other:	Lower 1	24 x 11	Main	3	2 Full
Bedroom:	Lower 1	11 x 11	Lower 1	1	1 Full, 1 Half
Family Room:	Lower 1	21 x 15			
Half Bath:	Lower 1				
Full Bath:	Lower 1				
Kitchen:	Main	12 x 12			
Living Room:	Main	17 x 12			
Dining Room:	Main	12 x 10			
Master Bedroom:	Main	15 x 12			
Master Bathroom:	Main				
Bedroom:	Main	12 x 11			
Bedroom:	Main				
Full Bath:	Main				

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**Building Info**

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Above Grade Fin SQFT: 1,248 / Assessor Construction Materials: Brick, Combination, Vinyl Siding  
Below Grade Fin SQFT: 380 / Estimated  
Total Below Grade SQFT: 380 / Estimated  
Total Fin SQFT: 1,628 / Estimated  
Tax Total Fin SQFT: 1,248  
Total SQFT: 1,628 / Estimated  
Foundation Details: Slab

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**Lot**

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Lot Acres / SQFT: 0.41a / 17,673sf / Assessor

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**Interior Features**

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Interior Features: Dining Area, Floor Plan-Traditional, Kitchen - Table Space, Master Bath(s), Wood Floors, 1 Fireplace(s), Wood, Dishwasher, Disposal, Icemaker, Microwave, Refrigerator, Stove, Accessibility Features: None, Lower Floor Laundry

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**Exterior Features**

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Exterior Features: Deck(s), Pool: Yes - Community

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**Parking**

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Parking: Attached Garage, 2 Total Garage Spaces, 2 Attached Garage Spaces, Garage Door Opener, Garage - Front Entry, 2 Total Garage and Parking Spaces

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**Utilities**

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Utilities: Central A/C, Cooling Fuel: Electric, Heating: Forced Air, Heating Fuel: Electric, Hot Water: Electric, Water Source: Public, Sewer: Public Sewer

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**Remarks**

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Public: Beautiful split-level 4 bedroom 3 and one-half bath home on Cranberry Lane, a quiet cul-de-sac in Reston, Virginia that intersects Oldfield Drive with its woodlands along one side. The home sits high in an established, private neighborhood but is convenient to the Dulles toll road. Both levels of the house have elegant, refinished hardwood floors and extended front window views. The upper level includes a living room, three bedrooms all with front-facing windows, and a contemporary kitchen with upscale appliances, dual sink and hardwood cabinets. Double glass doors in the dining room open to a hardwood deck and backyard with mature trees. The lower level includes a large family room with working fireplace, half bath and front-facing windows. The master bedroom has a double closet and sits near a full hallway bath. The lower level also includes an office next to the master bedroom, additional storage space and a utility room with washer and dryer. An exit on this level leads to the two-car garage.

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**Directions**

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Google

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**Listing Details**

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Original Price:	\$550,000	DOM:	1
Vacation Rental:	No	Documents Available:	Seller's Property Disclosure
Sale Type:	Standard		
Listing Term Begins:	11/12/2019		
Possession:	Settlement		
Disclosures:	Lead Based Paint - State, Prop Disclosure, Subject to Condo/HOA Docs		

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Broker: 11/12/2019 12:00PM-2:00PM  
Join us for lunch and tour this lovely home!  
Public: 11/17/2019 1:00PM-4:00PM  
Stop by and see this lovely home in Reston.

