

**Status:** ACTIVE  
**List Price:** \$939,000  
**Ownership:** Fee Simple - Sale  
**BR/FB/HB:** 4/4/1  
**Lot AC/SF:** 1.09 / 47,480.00  
**Lvls/Fpls:** 3 / 2  
**Tot Fin SF:** 5158  
**Year Built:** 1997  
**Total Tax:** \$6,953  
**Tax Yr:** 2005  
**Ground Rent:**  
**Style:** Colonial  
**Type:** Detached



**Legal Sub:** Plains Of Raspberry  
**Adv. Sub:** Plains Of Raspberry  
**Model:** FITZGERALD

**HOA Fee:** \$125.00/mo pd Monthly  
**C/C Fee:** /mo pd  
**C/C Proj Name:**

**Tax Map:** 39- -9- -13

|                       | Total | Main | Upr1    | Upr2 | Lwr1 | Lwr2 |
|-----------------------|-------|------|---------|------|------|------|
| BR                    | 4     | 0    | 4       | 0    | 0    | 0    |
| FB                    | 4     | 0    | 3       | 0    | 1    | 0    |
| HB                    | 1     | 1    | 0       | 0    | 0    | 0    |
| <b>Master Bdrm:</b>   | 19    | x 15 | Upper 1 |      |      |      |
| <b>Master Bdrm 2:</b> |       |      |         |      |      |      |
| <b>First Bdrm:</b>    |       |      |         |      |      |      |
| <b>Second Bdrm:</b>   | 13    | x 11 | Upper 1 |      |      |      |
| <b>Third Bdrm:</b>    | 13    | x 11 | Upper 1 |      |      |      |
| <b>Fourth Bdrm:</b>   | 13    | x 14 | Upper 1 |      |      |      |

**Schools:**  
 ES: FRANCES HAZEL REID  
 MS: SMARTS MILL  
 HS: LOUDOUN COUNTY

**Liber:**  
**Folio:**  
**Parcel:**  
**Block/Square:**  
**Lot:** 13  
**Map Coord:** XXX  
**Area:**  
**Othr Rm 3:** 17 x 12 Main  
**Foyer :** Main  
**Garage:** 19 x 20 Main  
**Carport:**  
**Unfinished:** 18 x 17 Lower 1

**Exterior:** Deck, Fenced - Rear, Hot Tub, Udrgrd Lwn Sprnklr

**Exterior Const:** Brick and Siding, Brick Front

**Other Structures:** Above Grade,Below Grade,Shed

**Lot Desc:** Bcks-Opn Comm, Landscaping

**Basement:** Yes, Fully Finished

**Parking:** Garage

**Heating System:** Forced Air, Humidifier

**Water:** Well

**Cooling System:** Central A/C

**Sewer/Septic:** Sept># of BR, Septic

**Appliances:** Cktp-Dwn Drft, Cooktop, Dishwasher, Disposal, Exhaust Fan, Humidifier, Icemaker, Oven-Double, Oven-Wall, Refrigerator, Water dispenser

**Amenities:** Auto Gar Dr Opn, Built-in Bookcases, Corian Counters, Dual Entry Bathroom, FP Glass Doors, FP Mantels, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Shades/Blinds, Sump Pump, Tub-2 + person, Tub-Soaking, W/W Carpeting, Walk-in Closet(s), Washer/Dryer Hookup, Wood Floors

**HOA/C/C Fee Includes:** Management, Pool(s), Tennis Courts, Trash Removal

**HOA/C/C Amenities:** Common Grounds, Pool-Outdoor, Tennis Courts

**List Date:** 07-Apr-2006

**Update Date:** 07-Apr-2006

**DOM-MLS:** 0

**DOM-Prop:** 0

**Remarks:** AGENTS: HOME IS COMPLETELY REFURBISHED, FLOORS, CARPET, PAINT AND APPLIANCES. CONTRACTORS MAY STILL BE WORKING WHEN SHOWING. PLEASE CALL MERV OR PAM BEFORE SHOWING. CONTRACTS FAXED TO 703-771-9663

**Directions:** ROUTE 15 NORTH FROM LEESBURG APPROXIMATELY 3 MILES TO LEFT ONTO RASPBERRY DRIVE TO HOME ON THE LEFT.

**Show Instructions:** Call 1st-Contact, Lockbox-Frnt Dr, Show Anytime, Vacant, All Days, -

**Listing Co:** RE/MAX RENAISSANCE, RMAX40

**Listing Agent:** MERV FORNEY

**Office:** (703) 771-2345

**Alt. Agent:** Pamela Forney

**Owners:** Mitch Berk, Marie Berk

**Show Contacts:** Pam Forney, Merv Forney

**Sub Comp:** 0

**Buy Comp:** 3%

**Add'l:** 0

**Dual:** Y

**Phone:** (703) 771-2345

**Home:** (703) 771-4861

**Pager:**

**Office:** (703) 771-2345

**Fax:** (703) 771-0906

**Fax:** (703) 771-9663

**Cell:** (703) 431-2145

**Home:** (703) 771-4861

**Home:**

**Home:** (703) 431-2146

**DesR:** Y

**VarC:** N