

Exclusive Features of 2710 Earls Ct

Exterior

End townhome with extra windows on the side for natural light and a 10' side yard.
Brick front with a two-story box bay window that enlarges the living room and 2nd bedroom.
Full Brick on Side of house. Side entry provides a nice foyer area.
Fenced in rear yard with convenient shed for bikes or garden tools.

Main Level

Lovely hard wood floors in the spacious living, dining and family rooms.
Open kitchen with new granite tops, sink, faucet, backsplash, cabinet door transitional polished nickel pulls and 24" x12" porcelain floors.
Cherry cabinets, 12" overhang on counter area, island with recessed electric and usb power on top.
French door refrigerator and five burner gas stove. Breakfast room with French door to a deck.
Two-sided gas fireplace between the kitchen and family room to keep you warm on the coldest nights.

Upper Level

Owner's suite with windows on two sides, two closets and lots of wall space.
Luxurious owner's bath updated with a large glass and tile shower, rainfall shower head, soaking tub with jets, new double vanity cabinets and granite top, polished nickel faucets, new mirrors, lighting and marble style floors.
Updated upper hall bath with new tile surround, double vanity, granite top, polished nickel faucets, lighting and porcelain floors.
Two additional bedrooms on the top floor and a linen closet.

Lower Level

Walk out recreation room with Updated full bath, new tile surround, vanity, granite top, polished nickel faucet, lighting and porcelain flooring. Two car garage – 20'6" deep, 19'8" wide plus storage area.

Location and Home info

Prime location next to the Vienna Metro. Walking trails and tennis courts at the adjacent Nottoway Park.
24' X 42' townhome, 2,536 finished s.f. two zone heating and cooling for comfort, gas heat & hot water
New two inch blinds except one br with curtains, new lighting in Dining room and foyer, Humidifier and Sec Sys as-is, both working, One year HMS Home Warranty up to \$600.

Virginia Center HOA - \$126.49/mo. Trash and Recycle on Tues, Trash only on Friday.

Floor Plan Tour at <http://www.seetheproperty.com/222370>

Mobile Friendly Video <https://youtu.be/WfCc3QT8mpA>

Proudly presented by Jeff Lybrand, New Dominion Realty, Inc.
703-282-3169 jalybrand@gmail.com www.newdominionrealty.com

RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO SELLER AND PURCHASER

The Virginia Residential Property Disclosure Act (§ 55-517 et seq. of the Code of Virginia) requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish this form to the purchaser and to refer the purchaser to a Virginia Real Estate Board website for additional information.

Certain transfers of residential property are excluded from this requirement (see § 55-518).

Property Address/ 2710 Earls Ct, Vienna, VA 22181-6116

Legal Description: Lot 45, Section 1A, Virginia Center

The owner makes no representations with respect to the matters set forth and described at the RESIDENTIAL PROPERTY DISCLOSURES web page. The purchaser is advised to consult the website (http://www.dpor.virginia.gov/News/Residential_Property_Disclosures/) for important information about the real property.

The undersigned owner(s) represents that there are no pending enforcement actions pursuant to the Uniform Statewide Building Code (§ 36-97 et seq.) that affect the safe, decent, and sanitary living conditions of the real property described above of which the owner has been notified in writing by the locality, nor any pending violation of the local zoning ordinance which the violator has not abated or remedied under the zoning ordinance, within a time period set out in the written notice of violation from the locality or established by a court of competent jurisdiction, except as disclosed on this statement.

The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of rights and obligations under the Virginia Residential Property Disclosure Act.

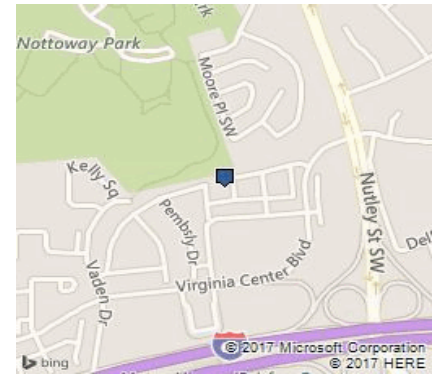
<p>DocuSigned by: <u>Stephen P. Robertson</u> Owner Stephen P. Robertson</p>	<p>2/2/2017 12:14 PM EST Date</p>	<p>DocuSigned by: <u>Sally B. Robertson</u> Owner Sally B. Robertson</p>	<p>2/2/2017 11:20 AM EST Date</p>
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The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

Purchaser	Date	Purchaser	Date
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DPOR 7/11

Status: ACTIVE
List Price: \$785,000
Ownership: Fee Simple - Sale
BR/FB/HB: 3/3/1
Lot AC/SF: 0.07/2,975.00
Lvls/Fpls: 3 / 1
Tot Fin SF: 2536
Tax Living Area: 2,032
Year Built: 1993
Total Tax: \$7,841
Tax Yr: 2016
Ground Rent:
Style: Colonial
Type: Townhouse



Transaction Type: Standard

Legal Sub: Virginia Center

Adv. Sub: Virginia Center

Model: ADDISON A-3

Auction: No

HOA Fee: \$126.49/ Monthly

C/C Fee: /

Other Fee: /

Condo/Coop Proj Name: VIRGINIA CENTER

ADC Map: 14D4

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	3	0	3		0		ES: MARSHALL ROAD
FB:	3	0	2		1		MS: THOREAU
HB:	1	1	0		0		HS: MADISON

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

Bedroom-Master:	17 x 12	Upper 1	Bedroom-Second:	12 x 12	Upper 1	Bedroom-Third:	11 x 10	Upper 1
Breakfast Room:	11 x 9	Main	Dining Room:	12 x 10	Main	Family Rm:	12 x 9	Main
Foyer:		Main	Kitchen:	11 x 10	Main	Living Room:	17 x 12	Main
Recreation Rm:	23 x 15	Lower 1						

Exterior: Deck, Fenced - Rear, Patio

Exterior Const: Brick and Siding

Other Structures: Shed, Above Grade

Lot Desc:

Basement: Yes, Fully Finished, Walkout Level

Parking: Garage

Heating System: Forced Air, Zoned

Water: Public

Cooling System: Central Air Conditioning, Zoned

Sewer/Septic: Public Sewer

Appliances: Dishwasher, Disposal, Dryer, Icemaker, Microwave, Refrigerator, Oven / Range - Gas, Washer, Humidifier

Amenities: Automatic Garage Door Opener, Closet - Master Bedroom Walk-in, Countertop(s) - Granite, Fireplace Gas Insert, Master Bathroom - Separate Tub, Master Bathroom - Separate Shower, Shades / Blinds, Whirlpool Jets, Wood Floors, Home Warranty

HOA/C/C Fee Includes: Snow Removal, Trash Removal, CAM

HOA/C/C Amenities:

Remarks: Vienna Metro. Fantastic End TH, 2 car garage, Lovely updated Kitchen & 3 baths, Granite, Porcelain flrs, Glass shower, Separate formal DR, Family room off kitchen, 2,536 fin sf., 3 BR, 3.5 BA, Gas Fireplace, Deck, Walk out LL, 2 Zones HVAC, Brick on Front & Side, Walking trails, Nottoway Park Tennis courts, Don't miss this one. Hurry.

Directions: 66 W, NUTLEY ROAD NORTH TOWARD VIENNA, 1ST LEFT ON VIRGINIA CENTER PKWY, RIGHT REGENCYCREST, LEFT EARLS TO 2710 ON RIGHT

Listing Co: New Dominion Realty Inc., NDR1

List Date: 10-Feb-2017

DOM-MLS/Prop: 10/10

Courtesy of: Jeff Lybrand

Home: (703) 282-3169 Office: (703) 282-3169
 Cell: (703) 282-3169 Email: jalybrand@gmail.com
 Company: New Dominion Realty Inc.
 Office: (703) 282-3169 Fax: (877) 504-2009



DISCLOSURE OF BROKERAGE RELATIONSHIP FOR UNREPRESENTED PARTY(IES)

The undersigned unrepresented party(ies) do hereby acknowledge disclosure that the licensee Jeff Lybrand (Broker or Salesperson) associated with New Dominion Realty, Inc. (Brokerage Firm) represents only the following party in a residential real estate transaction for the sale or lease of 2710 Earls Ct, Vienna, VA 22181-6116 (Property):

Seller(s) OR Landlord(s)
 Buyer(s) OR Tenant(s)

SELLER/LANDLORD

Stephen P. Robertson
Print Name
2/2/2017 | 12:14 PM EST
Date
DocuSigned by:
Stephen P. Robertson
Signature

BUYER/TENANT

Print Name

Date / Signature

SELLER/LANDLORD

Sally B. Robertson
Print Name
2/2/2017 | 11:20 AM EST
Date
DocuSigned by:
Sally B. Robertson
Signature

BUYER/TENANT

Print Name

Date / Signature

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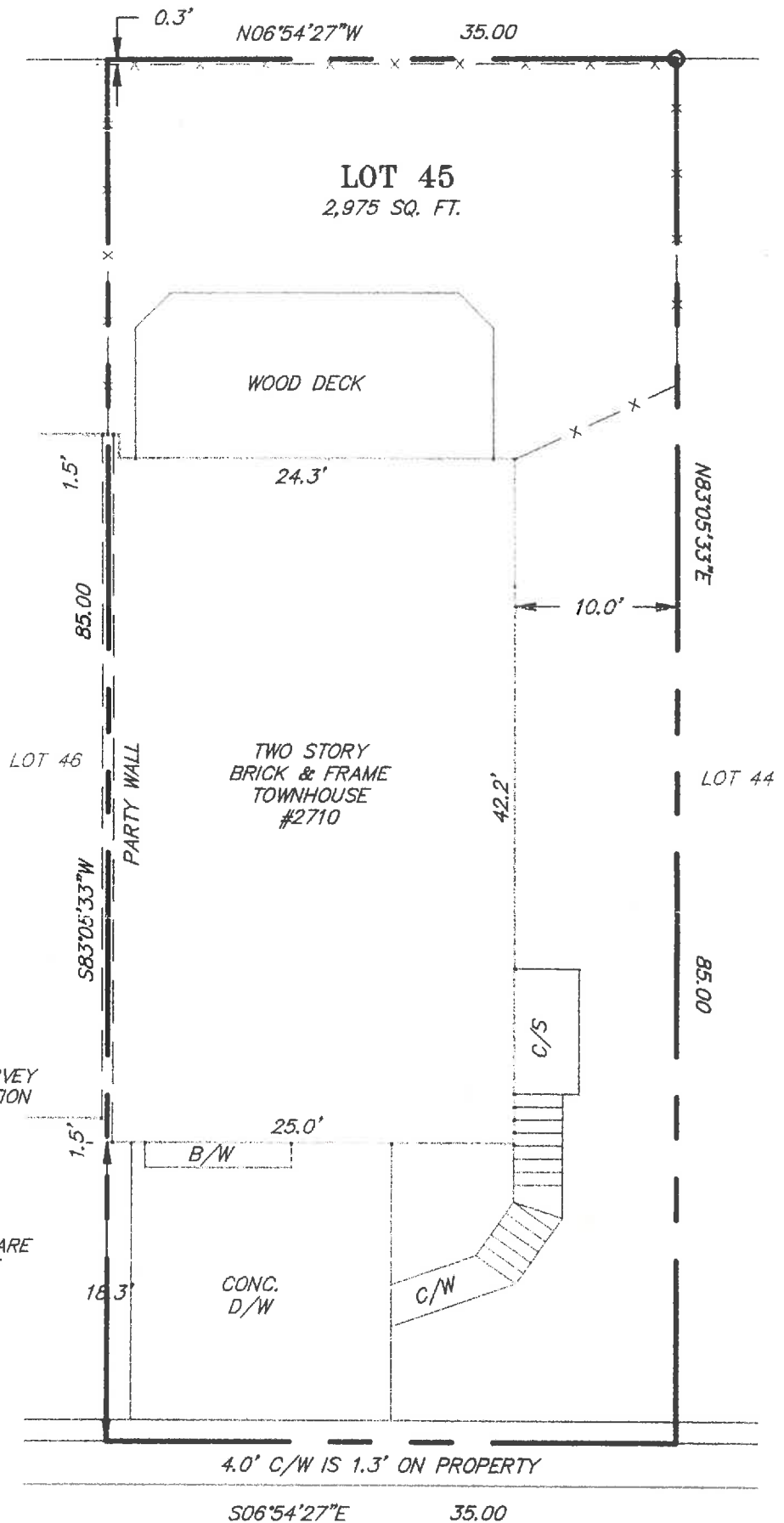
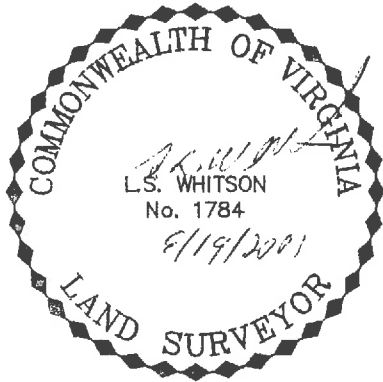


NVAR – K1207 – rev. 07/16

New Dominion Realty Inc, 4211 Trumbo Ct Fairfax, VA 22033-4390
Phone: 703-282-3169 Fax: 877-504-2009 Jeff Lybrand

2710 Earls Ct

PARCEL A



HOUSE LOCATION SURVEY
 LOT 45 SECTION 1A
 VIRGINIA CENTER
 PROVIDENCE DISTRICT
 DEED BOOK 8197 PAGE 427
 FAIRFAX COUNTY, VIRGINIA
 DATE: JUNE 19, 2001
 SCALE: 1" = 10'

NOTES:

THIS IS NOT A BOUNDARY SURVEY. CORNER MONUMENTATION THAT MEETS THE STANDARDS FOR A BOUNDARY SURVEY IS NOT INCLUDED WITH A HOUSE LOCATION SURVEY.

IF CORNER MONUMENTATION IS DESIRED THEN A BOUNDARY SURVEY MUST BE REQUESTED BY THE OWNER FOR AN ADDITIONAL FEE.

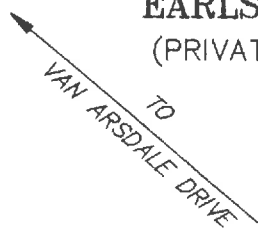
LOCATION OF DRIVEWAYS AND FENCES ARE APPROXIMATE. THIS SURVEY DOES NOT DETERMINE THE OWNERSHIP OF FENCES THIS PLAT IS NOT TO BE USED FOR CONSTRUCTION OF FENCES.

THIS SURVEY WAS ESTABLISHED BY TRANSIT AND TAPE AND UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS. NO TITLE REPORT WAS FURNISHED.

LEGEND

- CHIM. = CHIMNEY
- B/W = BAY OR BOX WINDOW
- O.H. = OVERHANG
- C/S = CONCRETE STOOP
- = IRON PIPE FOUND
- C/W = CONCRETE WALK
- C/L = CONCRETE LANDING
- C/C/S = COVERED CONCRETE STOOP

EARLS COURT
 (PRIVATE STREET)



SAM WHITSON, L.S./LAND SURVEYING
 4302 EVERGREEN LANE SUITE 202
 ANNANDALE, VIRGINIA 22003
 (703)-658-4070 FAX: (703)-658-4072

OWNER: ALWAZIR

BUYER: ROBERTSON

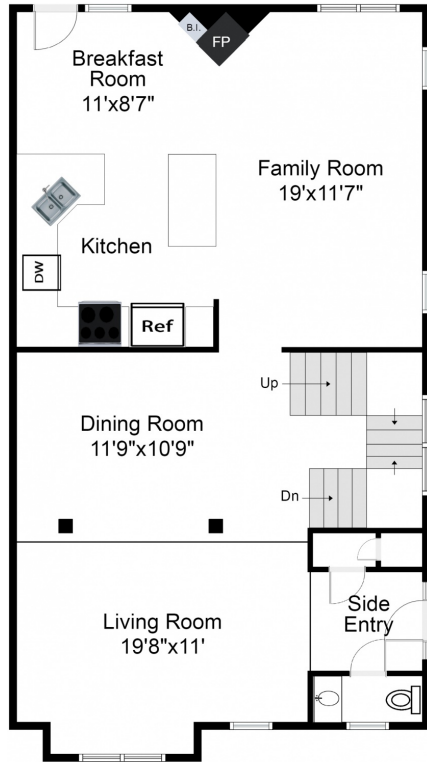
W.O. #01-2708

CLIENT #W0101840SKV

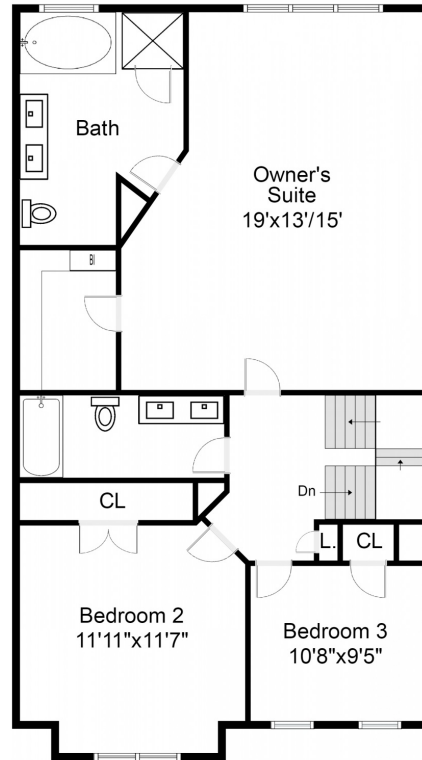


Jeff Lybrand
New Dominion Realty, Inc.

Main Level



Upper Level



Lower Level

