

# THE CONNECTION NEWSPAPERS

Alexandria  
Gazette Packet


POTOMAC  
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Mount Vernon Gazette

CENTRE VIEW

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**EXTRA!**

## 6 Costly Mistakes to Avoid Before Buying a Home

Centreville – A new report has just been released which identifies the 6 most common and costly mistakes that home buyers make before buying a home. Mortgage regulations have changed significantly over the last few years, making your options wider than ever. Subtle changes in the way you approach mortgage shopping, and even small differences in the way you structure your mortgage, can save or cost you literally thousands of dollars and years of expense. Whether you are about to buy your first home, or are planning to make a move to your next home, it is critical that you

inform yourself about the factors involved before you buy. In answer to this issue, Industry Insiders have prepared a FREE special report entitled "6 Things You Must Know Before You Buy." Having the right information beforehand can undoubtedly make a major difference in this critical negotiation. To hear a brief recorded message about how to order your FREE copy of this report, call toll-free 1-800-393-7105 and enter 1004. You can call any time, 24 hours a day, 7 days a week. Get your free special report NOW to find out what you need to know before you buy a home.

This report is courtesy of Carlos Pichardo, CAP Real Estate LLC. Not intended to solicit buyers or sellers currently under contract. Copyright © 2014



**Rex Reiley**  
**RE/MAX Allegiance**  
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**Alex./Riverwood \$744,900**  
**3713 Riverwood Road**  
Fabulous 5 BR, 3.5 BA Colonial in prestigious river front community of Riverwood. 3 finished levels, updated & expanded kitchen w/plenty of storage – large sun room addition with wrap-around deck overlooking a beautiful, fenced bkyd. 425 SF of storage below sun room – remodeled baths – finished walk-out lower level w/2 BRs, rec room, den and full bath. 5 minutes to Ft. Belvoir, 15 mins to Old Town, Alex, 25/30 mins to Pentagon/D.C.



**Alexandria City**  
**Cameron Station \$724,900**  
**5242 Tancreti Lane**  
Cameron Station's finest offering! Beautiful 4 level brick townhome, end unit, with 2 car garage. Gorgeous upgrades throughout and meticulously maintained. Spacious, open floor-plan, gourmet kitchen with granite and SS, high ceilings, hardwood floors, beautiful bathrooms, trex decking, dual zone HVAC, etc. It's a 10! Fabulous location inside the beltway, close to Old Town, Pentagon, National Airport, and D.C. Community shuttle to nearby metro.



**Alex./Mt. Zephyr \$519,900**  
**8529 Richmond Ave**  
Large beautifully updated 4BR, 2.5 BA Split w/large spacious 2 car garage. Updated kit w/cherry cabinets & corian counters-2.5 updated baths w/12" ceramic tile floors & newer vanities & mirrors. Replacement double pane windows throughout plus lovely screened porch overlooking large landscaped backyard with beautiful privacy fence. 5 minutes to Ft. Belvoir, 15 to Old Town, 25 mins to Ntl Airport- Short Sale-In great condition, Super Buy.



**Alex./Riverside Estates \$609,900**  
**8310 Cherry Valley Lane**  
Large spectacular 4BR/3BA Split w/2 car garage and 3100 sq ft. with a 640 sq ft addition adds an expanded MBR/MBA suite. Beautifully updated kitchen & baths. Updated HVAC system, hot water heater and replacement windows. Professional office below the expanded MBR. This house will cater to your every need. Coming soon but can be shows now thru Rex . Agents 3% commission offered.



**Alex./HollinHall Village \$419,900**  
**1704 Jamestown Road**  
Beautiful home, loaded w/charm, on a quiet cul-de-sac. Hwd floors, new furnace and newer windows. Side addition adds separate Din Rm or office. Adorable kitchen w/granite & new appliances. Sun Rm/Fam Rm in back w/vaulted ceiling, skylights & cozy breakfast nook. Lovely fenced bkyd w/brick patio & shed. Local shops and restaurants. Walk to pool. WAYNEWOOD ELEM! 8 mins to Old Town, 12 mins to Ntl Airport (N), or Ft. Belvoir (S)- 20 mins to Pentagon/D.C.



**Woodbridge, Belmont Bay**  
**Rental \$1,800**  
**830 Belmont Bay Dr. #502**  
Immaculate Condo 2BRs, Den & 2.5 Baths – Shows like a model- Top of the line Kitchen with Granite & Breakfast Bar – Sunny and bright with beautiful MBA suite – Near Marina, Golf course and VRE – Short commute to Ft. Belvoir, and Quantico

**For more information: [www.RexReiley.com](http://www.RexReiley.com)**



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**Old Town**  
711 Princess Street, Alexandria, VA 22314  
Rich in architectural detail, this grand 6BR home, circa 1785, is one of Old Town's finest properties. Gorgeous moldings, 4 fps + garden! Property can also be used commercially.  
Donnan C. Wintermute  
703-518-6156



**Old Town**  
610 Queen Street, Alexandria, VA 22314  
Just reduced for a speedy sale, this delightful free-standing 1810 residence features 4BR/2.5BA, fp, large windows and a gorgeous brick walled garden.  
Donnan C. Wintermute  
703-518-6156



**Plymouth Haven**  
8700 Plymouth Road, Alexandria, VA 22308  
Beautiful new 4 lyl home on 1/2 acre in Plymouth Haven. New construction, gourmet kitchen, high ceilings, 2CG. Walk to schools and parks. Easy commute to Old Town or DC.  
Michelle Mitchell  
703-587-2140



**Cameron Station**  
4911 John Ticer Drive, Alexandria, VA 22304  
Lifestyle made easy. Immaculate single family home in Cameron Station for TH price. Community shuttle to metro. Walk to park. 2CG. Great community amenities.  
Fred Marcellus  
703-629-0297



**Hensley Estate**  
8203 Hensley Court, Alexandria, VA 22308  
Lovely 4BR Colonial on cul-de-sac. Completely updated. Gourmet kitchen, formal dining room. Family room w/fire place, library, & sun room. Wooden deck and patio. Huge garage.  
Robert Woods  
703-244-8726



**Riverside Gardens**  
1707 Hackamore Lane, Alexandria, VA 22308  
Fabulous home in Riverside Gardens! Just completed great room remodel & additional full bath! Beautiful main level family room off absolutely stunning kitchen! Great space & yard!  
Karen Leonard  
703-328-7041



**Huntington Forest**  
3305 Gentle Court, Alexandria, VA 22310  
Wilton Woods area home shines. 3BR plus main level study, 1-car garage, 3.5BA, finished lower level, sunporch, hot tub on deck. Many updates: kitchen, baths, windows, HVAC.  
Rita McCauley-Redmond  
703-518-6164



**Huntington At Mt Vernon**  
8251 Cedar Landing Ct, Alexandria, VA 22306  
Great location! Sunlit 4BR townhome 3.5BA move in ready; updated, decorator colors and quick access to G.W. Pkwy, 495, Ft. Belvoir, Pentagon, OT. Ready to call home!  
Bonnie Rivkin  
703-598-7788



**Parkfairfax**  
3739 Gunston Road, Alexandria, VA 22302  
A delightful 2level, 2BR/1BA Madison model in sought after Parkfairfax! Beautifully updated & remodeled. Great location in the community & walkable to Shirlington!  
Karen Leonard  
703-328-7041

## Now Featuring MOSELEY | Real Estate Schools Licensing Courses

Coldwell Banker Residential Brokerage is a Moseley Community-Centered Education Program participant offering Moseley Real Estate licensing courses in Alexandria. Moseley has over 40 years of experience helping students pass the licensing exam the first time. Choose Coldwell Banker Residential Brokerage and Moseley to receive the best in real estate education and career opportunities. The courses are offered regularly, every couple of months, 8 sessions from 9 am-1 pm.



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# LAST OPPORTUNITY TO BUY — NEW IN LOWES ISLAND! —



## Only 3 homes left at the Overlook at Lowes Island.

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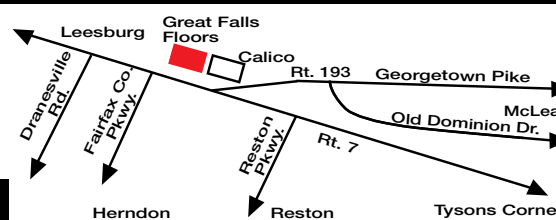
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774A Walker Road, Great Falls, VA 22066

VA/DC/MD



\$1,900,000 - McLean - 7009 Green Oak  
5 Bedrooms, 5 Full-2 Half Baths beautiful  
hardwoods with over 7,000 sq. ft.  
of living space. ONLY 10 mins. from DC.



FX8221077 - \$900,000 - Great Falls  
10898 WOODLEAF LN, 3BR 2.5BA log home  
on 2 wooded acres "Certified Wildlife Habitat", Koi  
pond, cedar window storage seats, open beam ceil-  
ings, gorgeous deck views.



11100 Tommye Lane - \$1,200,000 Reston  
Minutes to Tysons or Reston, 5BR, 5.5BA  
each bedroom has its own bath and master has a  
suite of rooms. Home theatre with projector,  
library with built-in bookcases.



FX8046385 - \$1,325,000 - Great Falls  
700 Parrish Farm, 5BR, 4BA,  
3 quiet wooded acres, granite and cherry kitchen  
huge walk-out rec room, sumptuous MBA



FX8065134 - \$865,000 - Great Falls  
701 Kentland Dr, 5BR, 4BA on over 2 acres. In-  
ground pool, renovated kitchen and baths.  
Marble countertops, SS appliances



FR8203174 - \$399,900 - 7309 Baltimore Nat'l Pike, Frederick, MD  
MOUNTAIN RETREAT! Frank Lloyd Wright inspired,  
4BR, 3BA, 2.5 acres, near Gambrill State Park, fully renovated,  
tongue-and-groove ceilings, HUGE master bath/dressing room,  
2-car detached & toy garage, two deck levels, completely private!



FX8051316 - \$1,285,000  
897 Falls Bridge Ln,  
Great Falls, 6BR, 4.5BA,  
beautiful brick colonial  
hardwoods, dual  
staircase, gourmet  
kitchen.



FX8044281 - \$770,000  
8728 FOXHALL TER  
4BR, 4.5BA, finished  
basement, 4,200 sq ft  
renovated baths and  
kitchen.



FX8046045 - \$850,000  
10611 Allenwood Lane, 5BR,  
3.5BA, Frank Lloyd Wright  
style with over 5 wooded  
acres and large pond!



DC8171181 - \$589,952 -  
2952 Mills Ave NE - DC  
Approx 3,500 sq ft, 4BR, 3.5BA,  
en-law suite in walk-out  
basement 2-car detached  
garage, 9-ft ceilings,  
everything new!

Join us for dinner on March 10th at our next  
**Military Appreciation Monday (MAM)**

event at The Old Brogue in Great Falls.

We will be hosting the **CIA Officers Memorial Foundation**

The Old Brogue is located at the corner of Georgetown Pike and Walker Road in Great Falls.

Call (703) 759-3309 to reserve your table at either the 5:30 or the 7:30 seating.

Bob and his co-sponsors will each make a 10% matching donation of your dinner tab!

Call me to discuss getting  
your home ready for the  
spring market!

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Clifton - \$450,000  
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Lorton Station  
Picture perfect, 3 BR, 3.5 BAs, gleaming hardwoods on 2 levels! Fenced yard w/patio. Walk to Lorton Station and VRE! Move in perfect! 8825 Carpenters Hall Dr. \$525,000



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Mt. Vernon Area  
\$625,000  
CUSTOM BUILT!!  
Large 5 Bedrm, 3.5 bath  
Colonial on beautiful half-acre wooded lot!  
Located near end of quiet cul-de-sac, this 3 level home has an oversized 2 car garage + additional off street parking. Many extras including Sun Rm, Fam. Rm w/ Fireplace off Gourmet kitchen, Deck, Finished basement, and Master suite w/ dual walk-in closets and luxury bath! 703-981-3277.

**SELLING IN 2014? CALL SHEILA!**  
Sheila's office is right here on Burke Centre Pkwy. I am your Neighbor, I have been marketing the Burke/Fairfax area for over 35+ years. Sheila's skills, marketing techniques and experience are top notch. Want the best, call Sheila. 703-503-1895 or [sheila.adams@lnf.com](mailto:sheila.adams@lnf.com)



**Jim Fox**  
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Annandale  
\$624,999  
Original owners have babied this home!! Many upgrades & updates thru-out. Gleaming hwd floors on main & upper levels. Stunning kitchen w/granite, SS appls, new cabinets & flooring. Main lvl fam rm w/frpl. Expansive sunroom addition off kitchen. Formal LR & DR. Five bedrooms up. Lower lvl boasts lg rec rm w/wet bar, storage & workshop. Replacement windows, siding, roof.



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Gainesville  
Heritage Hunt 55+  
Golf Club 55+ gated comm, 5BR, 4.5BA, m/vl MBR, 2nd MBR up, w/out LL w/in-law suite & Kit, Din, Liv rm w/Gas Fpl, Sun Rm, Loft, 2-Car Gar. POSSIBLE IN-LAW SUITE!

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Lorton \$675,000  
Immaculate, Light & Open. 4BRs, 3.5BAs on 0.53 Private Acres. Almost 3,700 Finished Sq Ft. Luxury Master Bedroom Suite. Fully Finished Walkout Basement. NO HOA!! Secluded, but close to shopping, dining, entertainment & commuter routes. If you want the same staging, strategic marketing & negotiating skills to sell your home quicker and for a higher price than any of the competition - call Jen & John.



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Burke Centre - \$675,000  
If you are considering selling in 2014, call us to see how we can sell your home at the highest price!



Fairfax - \$765,000

View more photos at [www.hermendorfer.com](http://www.hermendorfer.com).

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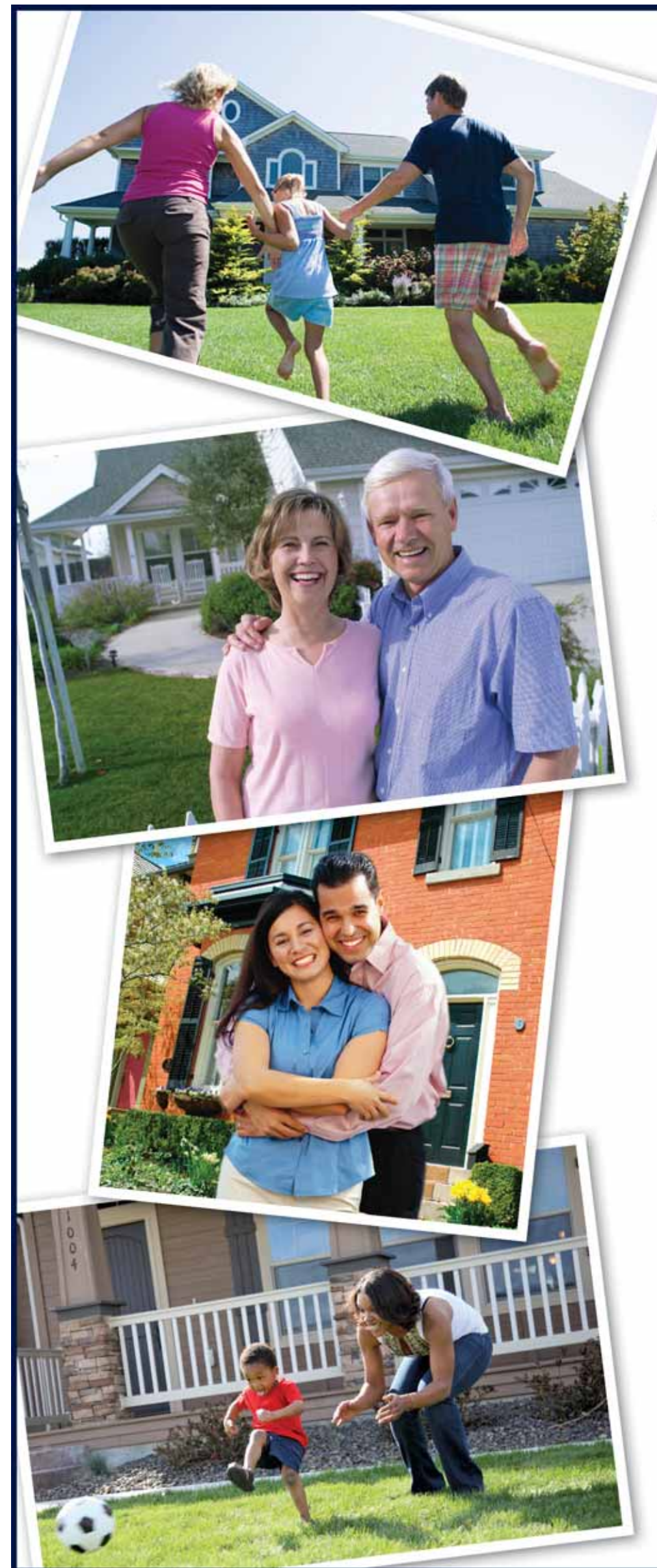
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Herdon  
\$249,900  
Updated 3rd floor condo with almost 1000 sq. feet finished space. Hardwood floors in the living and dining room areas, upgraded kitchen, washer and dryer in unit. Walk to pool, weight room and club room. Minutes to Park and Ride on Monroe Street. New Metro coming in 2018.



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**9309 Reef Ct**  
**\$629,500**

**Three Level Colonial-**

**Near River!**

Exceptionally attractive property on magnificent half acre grounds fronting quiet cul-de-sac in one of area's premier neighborhoods. Special features include: 3LVL, 4BR, 2.5BA, family room with FP off kitchen, gorgeous stained hwd flrs, economical gas heat and hot water, and oversized 2 car garage. Major upgrades include thermal windows and glass doors. Unique opportunity! **OPEN SUN 2/2, 1-4! GW Pky S, past Estate; L-Ferry Landing; R-Tarpon; R-Coral; R-Reef.**



**9412 Old Mount Vernon Rd**  
**Craftsman Masterpiece!**  
**\$1,198,950**

Former model by Wakefield Homes loaded with options and upgrades. Many fabulous features include:

open floor plan, high ceilings, three finished levels, 4 bedrooms, 4.5 baths,

gourmet kitchen, 2 car garage. Gorgeous location on elevated lot with extensive landscaping and custom stonework. Priced thousands below current price list. **OPEN SUN 2/2, 1-4! GW Pky S, past Estate; L-Old Mount Vernon Rd to house on Right.**



**8428 Old Mount Vernon Rd**  
**\$859,000**

**Large Home-**

**Totally Updated!**

One of a kind compound consisting of a luxurious 5645 sq ft home and a totally remodeled and updated 2BR cottage. Ideal situation for home office or extended family. New home has everything including 6BR, 7BA, custom kitchen open to family room, large living and dining rooms, main level study, stunning master suite, finished lower level and 3 car garage. Most house & lot for \$5 in Mt. Vernon!



**9410 Coral Ln**  
**\$649,500**

**Yacht Haven-**

**Near River!**

A truly spectacular updated property! Personal residence of interior designer provides custom detail and level of finishes rarely found in this price range. Features include open floor plan, chef's kit, 3 luxury baths, 4-5BR and the most amazing oversized 2 car garage you'll ever find! Easy walk to Mt. Vernon Yacht Club. Unique opportunity to acquire home with top of the line custom features.



**4325 Adrienne Dr**  
**\$598,950**

**Southwood Gem!**

Gorgeous home and grounds, fabulous 4BR Colonial in pristine condition with many major updates including expanded gourmet kitchen w/custom cabinetry,ilestone counters, stainless appliances and large breakfast area. Other features: hwd flrs, family room with fireplace, thermal windows and two car garage. Beautiful grounds with brick walk, stone patio & magnificent landscaping. Nothing like it for under \$600,000!



**9009 Captains Row**  
**\$665,000**

**Great Opportunity!**

Stately columned residence in prime location on prestigious Captains Row at exceptionally competitive price! Large 5BR, 3BA home with many significant updated items. Special features: updated kitchen with stainless appliances, granite counters, custom trim detail, stained hardwood floors, master with updated bath, 2 fireplaces, gas heat & hot water. Oversized 2 car garage and custom 2 level deck. Priced to sell!



**9305 Allwood Ct**  
**\$519,500**

**Stunning Value-**

**Huge Potential!**

Spacious home with two car garage on quiet cu-de-sac in prime Mt Vernon location! Features include 3 finished levels, open floor plan with soaring cathedral ceilings, hwd flrs, updatd kitchen and large bedrooms. Check the comps-nothing provides the combination of house and lot size in this premier location for close to this price!



**1938 Shiver Dr**  
**\$625,000**

**Totally Updated!**

Truly stunning home in prime "close-in" location! Fab features include columned front portico, bright-open floor plan, gourmet kit with custom white cabinets, SS appl, gas cooktop, soapstone countertop & large island. Other features include "Pella" replacement windows, hardwood floors, 2 FPs, 3 full baths, & gorgeous professionally landscaped grounds. All the work has been-just move in & enjoy!

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**\$1,059,000**  
**Alexandria**  
**"SEMINARY RIDGE"**

Sited on a quiet cul-de-sac, an expanded and renovated Colonial by builder with \$200K+ of quality upgrades. Gourmet kitchen, wet bar, laundry area, formal living

and dining rooms, family room with wood-burning fireplace and half bath plus office area on ML. 4BRs and 2 spa-like baths on UL. Finished LL has vast living space, 2nd kitchen area and full bath. 2 car garage with hi-tech flooring tiles.

**Michael Manuel 703.615.6317**



**OPEN SUNDAY 1 - 4!**  
**\$849,000**  
**Alexandria / Heart of Old Town**  
**318 N ROYAL ST**

First time on market in 22 years! Charming 4BR home with deeded off-street parking in rear. Beautiful formal LR and DR with classic architectural details. High ceilings, wood floors, 3 wood-burning fireplaces. Family room off kitchen

opens to deck and garden - perfect for entertaining.

**Pat Tierney 703.850.5630**  
**Mary Taylor 703.785.5619**



**1503 River Farm Dr**  
**\$1,295,000**  
**Grand Colonial-**

**Mins from Old Town!**

Best price for estate caliber residence in highly sought after GW Pky area! Special home custom designed to capitalize on its park like setting and seasonal River views. Special features include 3 finished levels, w/o LL, 5BR with dual master suites, library, sunroom, open kitchen to family room, expansive glass walls, multi-deck and amazing 4 car garage. Combo of size, features & location add up to a truly unique value!

**Chris White 703.283.9028**



## RENTALS

**3205 Commonwealth #D \$1,150**  
Auburn Village Garden 1BR / 1BA  
Steve Kindrick 703.683.0400

**424 E Nelson Ave \$1,950**  
Birdie May Mason Row House 3BR / 1.5BA  
Lauren Leggett 703.582.7354

**5300 Holmes Run Pkwy #220 \$1,600**  
Greenhouse Hi-Rise 1BR / 1BA  
Wendy Shelley 703.919.6045

**6637 Deer Gap Ct \$1,900**  
Franconia Commons Townhouse 3BR / 2.5BA 1 FP  
Pat Wilson 703.598.7279



**OPEN SUNDAY 2 - 4!**  
**\$555,000**  
**Alexandria**  
**8405 FT HUNT RD**

HUGE PRICE CUT - best in Waynewood - for updated/ move-in ready 3L home with large family room addition. 3BR/2BA, finished

basement, 2 FP, beautiful lot with deck and pergola! Walk to schools.

D'Antonio Realty Group  
[www.waynewoodrealty.com](http://www.waynewoodrealty.com)  
**Elke, Liz and Anita**  
**202.460.1809 or 703.967.7633**



**OPEN SUNDAY 1 - 4!**  
**\$213,000**  
**Alexandria**  
**6300 STEVENSON AVE**  
**#504**

Location! Location! Beautiful 2BR/2BA condo that sparkles with wood floors, new kitchen cabinets,

granite, newer appliances, full size W/D, custom closets, extra storage unit, balcony and much more. One garage space and one garage space. Amenities include pool, exercise room, convenience store, and picnic area. Walk to shops and dining.

**Sharon Edwards 703.408.8144**



**OPEN HOUSE 1 - 4!**  
**\$635,000**  
**Alex. / Wilton Woods**  
**6129 BEECH TREE DR**

Spacious & sunny 2 level home, 4BR, 3FB located on cul-de-sac & backing to woods. Warm hardwoods. Remodeled & expanded

gourmet kitchen with stainless, granite, cherry. Renovated baths. New carpeting. New bay windows. 2 fireplaces. 2-car garage with loads of storage. Move-in Ready!

**Martha Deal 703.622.6797**



**\$769,900**  
**Alexandria**  
**"WALK TO METRO"**

• Charming semi-detached 3BR/2BA  
• 1,700+ SF of living space  
• Drenched in light  
• Beautiful hardwoods  
• Updated kitchen & baths

• Fully finished lower level with walkout  
• Off-street parking  
• Walk to Old Town

**Martine & Alexander Imer**  
**703.346.7283 or 703.403.2465**



**\$489,900**  
**Alexandria**  
**"JUST LISTED"**

Stratford Landing home on market for first time! 3BR/3.5BA on 29 acres with in-ground pool on gorgeous lot. Garage parking, large formal rooms,

tons of storage and room to build out in walkout lower level, with family room and gas fireplace. Priced to allow for personal updates and touches! Walk to schools and enjoy fabulous community spirit.

**Kim Muffler 703.282.7739**



**\$244,900**  
**Alexandria**  
**"FANTASTIC"**

A 2BR/2BA condo in a great community nestled up to Huntley Meadows Wildlife Preserve. Enter unit to be greeted by French doors leading to huge living room,

airy kitchen and bright Dining/Sunroom backing to trees. Large BRs surpass expectations; each bedroom has its own bath. Full-size W/D and walk-in closet. Beautiful commute to Ft Belvoir, Alexandria & DC along GW Pky.

See details at [www.7518Snowpea-B.com](http://www.7518Snowpea-B.com)  
**Catherine L. Parker 703.627.5688**



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**WEEKEND**  
**RECEPTIONIST**

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**Bill Jourdan at 703.519.6602**  
to set-up an appointment.

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**400 King Street, Alexandria, Virginia 22314 • Fax 703.683.1303**







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[www.chrisandpeggywhite.com](http://www.chrisandpeggywhite.com)

[chris.white@longandfoster.com](mailto:chris.white@longandfoster.com)



**9309 Reef Ct**  
**\$629,500**

**Three Level Colonial-**

**Near River!**

Exceptionally attractive property on magnificent half acre grounds fronting quiet cul-de-sac in one of area's premier neighborhoods. Special features include: 3VL, 4BR, 2.5BA, family room with FP off kitchen, gorgeous stained hwd flrs, economical gas heat and hot water, and oversized 2 car garage. Major upgrades include thermal windows and glass doors. Unique opportunity! **OPEN SUN 2/2, 1-4! GW Pky S, past Estate; L-Ferry Landing; R-Tarpon; R-Coral; R-Reef.**



**9412 Old Mount Vernon Rd**  
**Craftsman Masterpiece!**  
**\$1,198,950**

Former model by Wakefield Homes loaded with options and upgrades. Many fabulous features include: open floor plan, high ceilings, three finished levels, 4 bedrooms, 4.5 baths,

gourmet kitchen, 2 car garage. Gorgeous location on elevated lot with extensive landscaping and custom stonework. Priced thousands below current price list. **OPEN SUN 2/2, 1-4! GW Pky S, past Estate; L-Old Mount Vernon Rd to house on Right.**



**8428 Old Mount Vernon Rd**  
**\$859,000**

**Large Home-**

**Totally Updated!**

One of a kind compound consisting of a luxurious 5645 sq ft home and a totally remodeled and updated 2BR cottage. Ideal situation for home office or extended family. New home has everything including 6BR, 7BA, custom kitchen open to family room, large living and dining rooms, main level study, stunning master suite, finished lower level and 3 car garage. Most house & lot for \$\$ in Mt. Vernon!



**9410 Coral Ln**  
**\$649,500**

**Yacht Haven-**

**Near River!**

A truly spectacular updated property! Personal residence of interior designer provides custom detail and level of finishes rarely found in this price range. Features include open floor plan, chef's kit, 3 luxury baths, 4-5BR and the most amazing oversized 2 car garage you'll ever find! Easy walk to Mt. Vernon Yacht Club. Unique opportunity to acquire home with top of the line custom features.



**4325 Adrienne Dr**  
**\$598,950**

**Southwood Gem!**

Gorgeous home and grounds, fabulous 4BR Colonial in pristine condition with many major updates including expanded gourmet kitchen w/custom cabinetry,ilestone counters, stainless appliances and large breakfast area. Other features: hwd flrs, family room with fireplace, thermal windows and two car garage. Beautiful grounds with brick walk, stone patio & magnificent landscaping. Nothing like it for under \$600,000!



**9009 Captains Row**  
**\$665,000**

**Great Opportunity!**

Stately columned residence in prime location on prestigious Captains Row at exceptionally competitive price! Large 5BR, 3BA home with many significant updated items. Special features: updated kitchen with stainless appliances, granite counters, custom trim detail, stained hardwood floors, master with updated bath, 2 fireplaces, gas heat & hot water. Oversize 2 car garage and custom 2 level deck. Priced to sell!



**9305 Allwood Ct**  
**\$519,500**

**Stunning Value-**

**Huge Potential!**

Spacious home with two car garage on quiet cu-de-sac in prime Mt. Vernon location! Features include 3 finished levels, open floor plan with soaring cathedral ceilings, hwd flrs, updatd kitchen and large bedrooms. Check the comps- nothing provides the combination of house and lot size in this premier location for close to this price!



**1938 Shiver Dr**  
**\$625,000**

**Totally Updated!**

Truly stunning home in prime "close-in" location! Fab features include columned front portico, bright-open floor plan, gourmet kit with custom white cabinets, SS appli, gas cooktop, soapstone countertop & large island. Other features include "Pella" replacement windows, hardwood floors, 2 FPs, 3 full baths, & gorgeous professionally landscaped grounds. All the work has been-just move in & enjoy!

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**1503 River Farm Dr**  
**\$1,295,000**

**Grand Colonial-**

**Mins from Old Town!**

Best price for estate caliber residence in highly sought after GW Pkwy area! Special home custom designed to capitalize on its park like setting and seasonal River views. Special features include 3 finished levels, w/o LL, 5BR with dual master suites, library, sunroom, open kitchen to family room, expansive glass walls, multi-deck and amazing 4 car garage. Combo of size, features & location add up to a truly unique value!



**Chris White 703.283.9028**



**OPEN SUNDAY 1 - 4!**  
**\$849,000**

**Alexandria / Heart of Old Town**

**318 N ROYAL ST**

First time on market in 22 years! Charming 4BR home with deeded off-street parking in rear. Beautiful formal LR and DR with classic architectural details. High ceilings, wood floors, 3 wood-burning fireplaces. Family room off kitchen opens to deck and garden - perfect for entertaining.

**Pat Tierney 703.850.5630**  
**Mary Taylor 703.785.5619**



**\$489,900**  
**Alexandria**

**"JUST LISTED"**

Stratford Landing home on market for first time! 3BR/3.5BA on 29 acres with in-ground pool on gorgeous lot. Garage parking, large formal rooms, tons of storage and room to build out in walkout lower level, with family room and gas fireplace. Priced to allow for personal updates and touches! Walk to schools and enjoy fabulous community spirit.

**Kim Muffler 703.282.7739**



**\$529,000**  
**Alexandria**

**"QUICK COMMUTES"**

Welcome home to this 3BR/2.5BA beauty where all your wants are here: wood floors, cathedral ceilings with skylights, fireplace, fenced yard and front loading garage. Newer HVAC, siding and garage door are just a few of the recent updates. Unfinished basement offers room for expansion the way you want. Located within the excellent Fairfax County school system.

**Michael Manuel 703.615.6317**



**OPEN SUNDAY 2 - 4!**  
**\$759,000**

**Alexandria**

**1100 PRISCILLA LN**

Move-in condition, large Colonial style home in Waywood. 5/6BR/3BA, garage, large French country kitchen with fireplace, formal living room and dining room, LL rec room with fireplace, walk-out backyard. Great entertaining floor plan!

**D'Antonio Realty Group**  
**Elke, Liz and Anita**  
**202.460.1809 or 703.967.7633**



**\$244,900**  
**Alexandria**

**"FANTASTIC"**

A 2BR/2BA condo in a great community nestled up to Huntley Meadows Wildlife Preserve. Enter unit to be greeted by French doors leading to huge living room, airy kitchen and bright Dining/Sunroom backing to trees. Large BRs surpass expectations; each bedroom has its own bath. Full-size WD and walk-in closet. Beautiful commute to Ft Belvoir, Alexandria & DC along GW Pky.

See details at [www.7518Snowpea-B.com](http://www.7518Snowpea-B.com)  
**Catherine L. Parker 703.627.5688**



**\$380,000**  
**Alexandria**

**"NEW PRICE"**

Contemporary 3BR / 2BA, 3 level spotless home freshly painted and move-in ready. Kitchen with granite, stainless steel appliances, ceramic tiles and more. All bedrooms have remodeled baths. Raised brick hearth in living room. New furnace. 1 car garage plus 3 car driveway. French doors lead to the patio and fenced yard.

Call "The Hat Lady" ...  
**Janice Allen 703.509.0906**



**\$519,000**  
**Alexandria South**

**"EXCELLENT VALUE"**

This large 3-4BR / 2.5BA home with a solarium addition will delight nature lovers! The lush garden provides views of nature and greenery from every window. Skylight, bay windows, warm hardwoods, separate DR. Freshly painted, replacement windows. LL family room with fireplace. Rec room addition. Fenced yard with patio and storage shed. New roof. Meticulously maintained.

**Martha Deal 703.622.6797**



**RENTALS**

**7514 Snowpea Ct #151 \$1,595**  
South Meadows Garden 2BR / 2BA 1 Assigned Pkg  
Brian Hong 703.683.0400

**2473 Windbreak Dr \$1,900**  
Mt Vernon Square TH Townhouse 3BR / 2.5BA  
Martha Deal 703.622.6797

**5901 Mt Eagle Dr #118 \$2,300**  
Montebello Hi-Rise 3BR / 2BA  
Mindy Brubaker 571.242.9913

**8705 Plymouth Rd \$2,495**  
Plymouth Haven Cape Cod 4BR / 2.5BA 1 FP  
Randi Guthrie-Schwatken 703.424.5220



**8520 Highland Lane**  
**\$479,000**

**New Home at**

**Unprecedented Price!**

Must see to believe! Priced \$220+K below the next lowest priced new SFH in FFX Co. Brand new home by leading custom builder intended for family member but circumstances changed. Result-unique opportunity to acquire top quality new SFH for less than townhouse or used home. Dramatic open interior, luxury kitchen and baths, screen porch, 2 car garage, stone and stucco exterior. Unique opportunity!

**Chris White 703.283.9028**



**OPEN SUNDAY 1 - 4!**  
**\$213,000**

**Alexandria**

**6300 STEVENSON AVE**

**#504**

Location! Location! Beautiful 2BR/2BA condo that sparkles with wood floors, new kitchen cabinets, granite, newer appliances, full size W/D, custom closets, extra storage unit, balcony and much more. One garage space and one garage space. Amenities include pool, exercise room, convenience store, and picnic area. Walk to shops and dining.

**Sharon Edwards 703.408.8144**



WANTED!

**PART-TIME WEEKEND RECEPTIONIST**

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# LONG & FOSTER

Reston North Hills/Herndon/Lake Anne Plaza

1700 Bracknell Drive • Reston, VA 20194

703-435-4900



**OPEN 1-4 On Super Bowl Sunday  
February 2!!**

**Reston \$219,000  
Large First  
Floor Condo**  
Spacious remodeled 1BR ground floor condo in Bentana Park. Ceramic tile foyer opens to a large LR/SGD opens to a patio facing common area. Updated w/hdws & kitchen has granite counters, SS appliances & upgraded cabinets. Bath is renovated & laundry has full size W/D. One mile from the future Wiehle METRO & Reston Town Center. A suburban retreat with a reasonable commute.

Call Peter Burke 703-786-3334  
or peterburke@aol.com



**Reston Two Level Living**  
with a Reston Town Center location! This condo features 2BR, 2BA & loft/den, hardwood floors, upgraded, open kitchen and underground parking. Quiet location with many amenities.

**\$489,500**

Call Debbie Gill 703-346-1373 or e-mail Debbie.Gill@longandfooster.com



**Reston Luxury Rental! \$6300/ month rent**

This penthouse at the Paramount features 2750 square feet of "WOW"! Bamboo floors, gourmet kitchen, 2 garage spaces, oversized windows and 3 bedrooms + den + 3.5 baths. Twelve hundred sq ft balcony with incredible views of sunrises, Tysons Corner and mountains. All this with the excitement of the Reston Town Center.



**Leesburg \$647,500  
Gorgeous**  
5BR, 4.5BA stunning and huge w/gour kit w/center island, granite, SS appliances, bright & sunny morning rm backing to trees!

Custom detailed woodwork throughout. Coffered ceiling & stone FP in FR, extensive moldings, hdws on main, jewel tone paint! Fin walk-out lwr lvl has 5th BR & full bath, media rm already wired, walkout to covered patio w/serene wooded views! Perfect for relaxing!

Call Leslie Thurman 703-895-6000  
lesliekthurman@gmail.com



**Ashburn First Floor Master! \$445,000**  
Wonderful TH that lives like a single family home. New 42" kitchen cabinets w/roll out base shelves, new granite w/9" double sink, SS appliances, gas cooking, new vanities & tile floors in 2 full baths and powder rm, upgraded faucets & accessories, new ceiling fans in all BR's, FR and loft. Landscaped patio w/pavers.

Carole Burnett 703-622-7394 or e-mail  
Carole.burnett@Longandfooster.com



**Sterling Priced to Sell! \$579,900**

Brick front 4BR, 3.5BA transitional home with open floor plan, 2-story foyer, granite kitchen, gas FP, main-level deck, spacious master suite. Finished walk-out lwr lvl w/full bath, built-in wet bar & bonus room. Conveniently located just off rte 7 in Richland Forest, minutes to schools, recreational facilities, shopping, restaurants & more!

Trudy Severa 703-623-3998  
or e-mail Trudy@HomesByTrudy



**Leesburg \$310,000  
Coming Soon**  
Just minutes from downtown Leesburg, Ida Lee Center, Rtes 7 & 15, Greenway/Toll Rd, wineries, fabulous shopping & restaurants! This 3BR, 2.5BA TH is a short walk to the community center, athletic fields, pool, playground & tennis courts! Hardwood floors, SS appliances, upgraded premium ceramic tile! All baths updated! Large master suite w/vaulted ceiling. Finished basement has great rec room, separate storage & laundry. Enjoy great sun on the deck. Fully fenced. Newer furnace & water heater. Home warranty included.

Call Lydia Clark 732-309-2298 or  
e-mail lydiameclark@gmail.com



**Herndon Priced to Sell! \$399,999**

First time on market in popular McNair Farms. Bright, spacious open floor plan, 3 level garage TH w/3BR, 2.5BA. HVAC replaced 2011, freshly painted, new hardwoods on main level, all new carpet. No excuse to be late to school as it is 300 yards from home!

Deb Pestronk 703-624-2132  
or e-mail DPT@LNF.com



**Ashburn \$309,900  
Brand New  
Townhouse!**  
A jewel with 1700+SF of sunny living space! 3BR, 1.5BA w/granite counters, walkout basement & ALL NEW appliances. One car garage and driveway in desirable school area, 2 miles from Wegmans and 3 miles from Dulles North Transit(future METRO).

Smita Lal 703-307-0217  
or e-mail Smita.lal@longandfooster.com



# SPACE SALE



**HURRY!  
Offer Ends  
January 31st!**

Embrace your space at Van Metre Homes and we will include upgrades in your favorite room for free.\*

[www.VanMetreHomes.com/VMspacesale](http://www.VanMetreHomes.com/VMspacesale)

OR #VMspacesale



\*Offer valid on contracts written between 1/6 - 1/31/14. This is a limited time offer, subject to change and may be withdrawn at the discretion of Van Metre Homes without prior notice and may not be used in conjunction with any other discount. Prices subject to change without notice. Certain restrictions apply. For more details, see Sales Manager. 1/2014.

# SPACE SALE



**HURRY!  
Offer Ends  
January 31st!**

Embrace your space at Van Metre Homes and we will include upgrades in your favorite room for free.\* Choose one that best suits your lifestyle!\*

Work Space



+ iPackage\*

Kitchen Space



+ SS Appliance Package\*

Owner's Space



+ Custom Closet Package\*

[www.VanMetreHomes.com/VMspacesale](http://www.VanMetreHomes.com/VMspacesale)



\*Offer valid on contracts written between 1/6 - 1/31/14. This is a limited time offer, subject to change and may be withdrawn at the discretion of Van Metre Homes without prior notice and may not be used in conjunction with any other discount. Prices subject to change without notice. Certain restrictions apply. For more details, see Sales Manager. 1/2014.



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Wall-to-Wall Carpet

**Town Creek**

**\$3.59 Sq. Ft.**

Installed w/Pad

Hardwood Flooring

**Shaw**

**2 1/4" X 3/4" Solid**

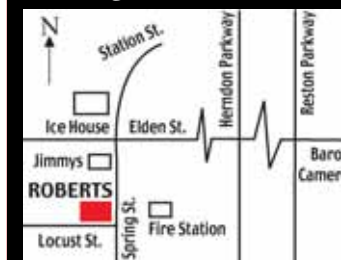
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(Material Only)

**Shaw**

**3/4" X 3/4" Solid**

**\$4.99 Sq. Ft.**  
(Material Only)

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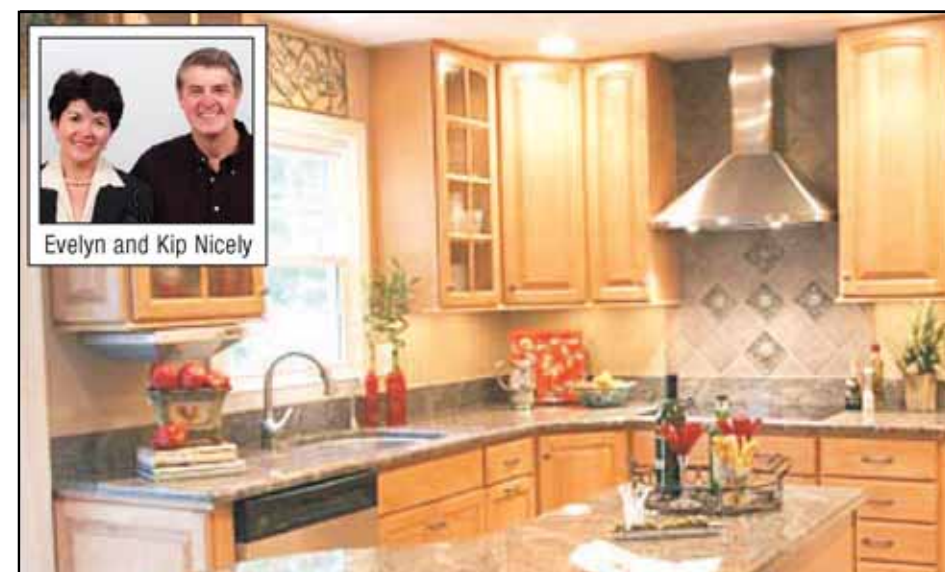


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Evelyn and Kip Nicely



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Family owned and operated by Evelyn and Kip Nicely, Nicely Done Kitchens is dedicated to making sure each and every client is amazed with

their new kitchen.

Evelyn and her highly professional team of designers strive to make every one of your ideas come true, while offering valuable recommendations from their years of experience. They will also take care of all the measuring, construction logistics and tedious details.

Feel free to stop by their newly-remodeled showroom to browse the gorgeous displays and get ideas for your new kitchen.

**Custom Kitchen and Bath Design, Remodeling and Project Management**

— Also, KitchenLite —

Ask about our KitchenLite program for a cost-effective smaller remodel.

#### PROFESSIONAL MEMBERSHIPS:

The National Kitchen and Bath Association (NKBA)  
The American Institute of Architects (AIA)  
The American Society of Interior Designers (ASID)  
The SEN Design Group (SEN), Nationally Ranked #5  
The National Association of Remodeling Industry (NARI)  
The Better Business Bureau of Washington, D.C. (BBB)



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at  
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Wine & Chocolate  
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2 p.m.-5 p.m.**

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# McEneaney

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**Old Town Alexandria** **\$1,555,000**

With Gadsby's on the corner and the weekend farmers' market just steps away, this house offers the perfect historic location! Built in 1846 with high ceilings, gracious room sizes, 4 bedrooms, and 3 fireplaces, this handsome home has completed a fabulous kitchen renovation. MLS# AX8187011

**Babs Beckwith**  
703.627.5421  
www.BabsBeckwith.com



**Alexandria/Del Ray** **\$519,900**

Charming home on large corner lot in Del Ray! Three bedrooms, including a large master, two full baths, hardwood flooring, wood-burning fireplace in living room, eat-in kitchen. Newer windows and off-street parking. Easy access to Metro. 1501 Wayne Street.

**Jen Walker**  
703.675.1566  
www.JenWalker.com



**Old Town Alexandria** **\$840,000**

Move right in to this 3-bedroom, 2.5-bath, Burges Square townhome with updated kitchen and baths. Windows, doors, washer/dryer and more replaced. Gorgeous hardwood floors. Darling patio for outdoor living, fenced with storage shed. Off-street parking. MLS# AX8261160

**Patricia Smith**  
703.728.4728  
www.pat4pat.com



**Alexandria/Rosemont**

This 3-story property currently houses two separately metered 2-bedroom, 1-bath apartments. Live in one and rent the other, and possibly create a third unit in the basement. Or, imagine designing & building your dream home in this sought-after neighborhood. 100 E Walnut Ave.

**Betty Mallon**  
703.989.8548  
www.BettyMallon.com



**Old Town Alexandria** **\$998,000**

Exciting Prince Street Club condo offers high ceilings, tall windows, detailing moldings, new chef's kitchen, and luxurious master suite. Large family room with custom built-ins, private patio and garage parking. All this is one block from King Street. MLS# AX8213175

**Babs Beckwith**  
703.627.5421  
www.BabsBeckwith.com



**Alexandria** **\$792,000**

Come see this wonderful 3-bedroom, 3-bath, end unit townhouse situated on a large corner lot! Updated gourmet kitchen, renovated baths, wonderful patio and deck, hardwood floors, and so much more in a sought-after location! 903 Green Street.

**Mason Montague Bavin**  
703.338.6007  
www.MasonBavin.com



**Old Town Alexandria** **\$735,000**

Exquisite 2-bedroom, 2.5-bath condo at Liberty Row just one light to DC! 1,480 sq.ft. with grand entry hall; two-sided fireplace separates living and dining rooms; gourmet kitchen; large balcony. Walk to Metro, shops, and restaurants. 600 Second St #304. MLS# AX8186509

**Joanne Gunn**  
703.786.1586  
www.JoanneGunn.com



**Old Town Alexandria** **\$849,900**

416 South Fairfax Street is an enchanting home located on a picturesque street in historic Old Town. Two bedrooms and a spacious, yet cozy den with wood-burning fireplace. Truly a unique Old Town gem! 416 S Fairfax Street. MLS# AX8228380

**Lauren Bishop**  
202.361.5079  
www.laurenbishophomes.com



**Alexandria** **\$844,000**

Luxury townhome minutes to DC or Crystal City via the GW Parkway! Four levels, 3.5 baths, rooftop terrace, and 2-car garage. Gourmet kitchen with stainless appliances, granite counters, breakfast nook. Gas fireplace in large living room and gleaming hardwoods. MLS# AX8223906

**Vicki Binkley**  
703.994.0778  
www.VickiBinkley.com



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- Home ownership can have tax benefits and the opportunity to build wealth

### SELL BECAUSE

- Low inventory in the market may get you closer to your asking price
- Your family or life situation has changed



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Elizabeth@lizluke.com  
www.lizluke.com

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ALEXANDRIA, VA 22314





**OLD TOWN** \$3,495,000 | [ttrsir.com/id/AX7891472](http://ttrsir.com/id/AX7891472)  
 Magnificent renovated free standing home with new 3 car garage carriage house. Exquisite residence featuring 5300+ sf above grade and a 1 BR luxury apt above garage.  
**KERRY ADAMS** +1 703 587 7841  
**DAYNA BLUMEL** +1 703 597 2252



**WELLINGTON** \$3,295,000 | [ttrsir.com/id/AX7731151](http://ttrsir.com/id/AX7731151)  
 This elegant waterfront residence offers fabulous water views, gracious formal rooms, the finest finishes, a home gym, dock with 2 boat slips and lift, and a 2-car garage.  
**JEANNE WARNER** +1 703 980 9106



**WELLINGTON** \$2,950,000 | [ttrsir.com/id/FX8249143](http://ttrsir.com/id/FX8249143)  
 This home reminiscent of a French Country Chateau offers stunning views of the Potomac River and over 8,500 sf of elegant living space on .61 acres of landscaped grounds.  
**PHYLLIS PATTERSON** +1 703 408 4232  
**BRITT PATTERSON** +1 703 517 0630



**OLD TOWN** \$1,495,000  
 This historic renovated home offers a blend of modern and traditional design, 3 BRs, 3 BAs, top-of-the-line kitchen, spacious LL, dramatic master suite, and off-street parking.  
**HEATHER COREY** +1 703 989 1183  
**MAXWELL RABIN** +1 202 669 7406



**OLD TOWN** \$3,700,000 | [ttrsir.com/id/AX7731151](http://ttrsir.com/id/AX7731151)  
 One of Old Town's most preeminent residences, this circa 1790 restored and updated gem on 1/2 acre features a pool and detached carriage house.

**ROY MELLONI** +1 703 863 0077  
**ROXANE NUNES** +1 703 470 9903



**BOULEVARD ACRES** \$2,900,000 | [ttrsir.com/id/21064841](http://ttrsir.com/id/21064841)  
 Exemplifying the heritage of beautiful Virginia architecture, yet embracing today's design elements, this home offers 5 bedrooms, pool and cabana on 1.3 acres, and is only minutes from Old Town.  
**KAREN BARKER** +1 703 928 8384  
**WETHERLY BARKER** +1 703 965 9613



**PLYMOUTH HAVEN** \$1,295,000 | [ttrsir.com/id/FX8223028](http://ttrsir.com/id/FX8223028)  
 This handsome Colonial is sited in the heart of Plymouth Haven offering 6 BRs, 6.5 BAs, 2-car garage, professional chef's kitchen, main level master and separate apartment.  
**PHYLLIS PATTERSON** +1 703 408 4232  
**BRITT PATTERSON** +1 703 517 0630



**TAYLOR RUN** \$2,600,000 | [ttrsir.com/id/21064841](http://ttrsir.com/id/21064841)  
 Exclusive home and guest house on 1-acre lot, recently renovated and offers a gourmet kitchen, mahogany library, formal/informal spaces, screened wrap-around porch, pool, and 3-car garage.  
**KERRY ADAMS** +1 703 587 7841  
**DAYNA BLUMEL** +1 703 597 2252



**JEFFERSON PARK** \$1,085,000 | [ttrsir.com/id/AX8258899](http://ttrsir.com/id/AX8258899)  
 Renovated Colonial with impeccable attention to detail. Features 5 BRs, 3.5 BAs, gorgeous kitchen, flagstone entry and outside entertainment area complete with fire pit and flat screen.  
**PHYLLIS PATTERSON** +1 703 408 4232  
**BRITT PATTERSON** +1 703 517 0630



## TTR SOTHEBY'S INTERNATIONAL REALTY IS PROUD TO WELCOME THE BLUMEL ADAMS GROUP TO OUR FIRM

We are pleased to announce that Dayna Blumel and Kerry Adams have joined TTR Sotheby's International Realty. With more than 22 years of combined experience, Dayna and Kerry pride themselves on their vast knowledge of the local real estate market. Their closed transactions exceed \$225 million and include luxury estates, waterfront property, land acquisitions, new construction, investment properties, condominiums and co-ops.

**Dayna Blumel** | +1 703 597 2252  
**Kerry Adams** | +1 703 587 7841  
**Alexandria, Virginia Brokerage** | +1 703 310 6800  
[blumeladams.com](http://blumeladams.com) | [ttrsir.com](http://ttrsir.com)

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2013 LISTINGS SOLD BY FIRM

**\$3  
MILLION+**

Washington Fine Properties 45	
TTR Sotheby's	19
Long & Foster	14
McEneaney	5
Coldwell Banker	5

**\$2½  
MILLION+**

Washington Fine Properties 67	
TTR Sotheby's	36
Long & Foster	28
Coldwell Banker	9
McEneaney	6

**\$2  
MILLION+**

Washington Fine Properties 101	
Long & Foster	78
TTR Sotheby's	65
Coldwell Banker	20
McEneaney	14

Source: MRIS 1/1/13 – 12/31/13 Listings Sold - DC, Montgomery, Alexandria, Arlington and Fairfax Counties.

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 #1 Total Volume #1 Total Transactions  
 Weichert, Realtors (Dolley Madison Office)



### Sought-after Chesterbrook Woods!



Chesterbrook,  
 Longfellow,  
 McLean schools!

**1512 Hardwood Lane**  
 McLean Listed NOW for...\$999,000  
**BEAUTIFUL and REMODELED** 4br/3 full bath  
 ramblar with granite/stainless steel kitchen; bright/airy  
 sunroom overlooking private yard; spacious walkout LL!

### FABULOUS BRIAR RIDGE RAMBLER!



Chesterbrook,  
 Longfellow,  
 McLean schools!

**1825 Briar Ridge Court**  
 McLean Listed for...\$949,000  
 Don't miss this **WONDERFUL** 4br/3 full bath home on  
 2 levels with gleaming hardwoods, 3 gas fireplaces;  
 amazing .44 acre lot; 2-car garage; cul-de-sac location!

### Sought-after BALLSTON location!



CLOSE  
 TO  
 BALLSTON  
 METRO!

**1193 Vermont Street, North**  
 Arlington Listed for...\$849,000  
**WOW!!** Do not miss your DREAM KITCHEN in this  
 absolutely stunning and meticulously updated/maintained  
 4br/3 full & 2 1/2 bath townhome in the heart of Ballston!

### Wonderful McLean Hamlet colonial!



Langley  
 School  
 District!

**1351 Snow Meadow Lane**  
 McLean Listed for...\$899,000  
**THIS ONE IS A MUST-SEE!** 6 BR/3.5 bath  
 colonial on 3 finished levels featuring updated  
 kitchen; walkout to deck; beautiful 1/4 lot!



FOR  
 SALE!

Falls Church City  
 \$799,500



FOR  
 SALE!

Falls Church City  
 \$675,000



Under  
 Contract!

McLean  
 \$1,139,000



FOR  
 SALE!

Falls Church City  
 \$995,000



FOR  
 SALE!

McLean  
 \$825,000



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**Alexandria \$249,850**  
**Essex House.** Now's the time to buy! Inter Rates on  
 the rise! Desirable Up Lvl condo w/Loft. Bright 2 BR  
 1.25 BA. Fpl. Vlt'd ceiling. W/D. Priv balc. Close to  
 Metro. 10 mins to I-495. Manchester Lake amenities!  
 Sandy McConville 703-402-1567



**Belle Haven \$1,799,000**  
**2106 Wakefield Court.** Fabulous 6 bedroom, 3.5+5 bath center hall  
 Colonial with 5 fireplaces, 4 finished levels and attached 2-car garage.  
 Ideal for entertaining with elegant foyer, exquisite mouldings &  
 architectural details throughout. Amazing Chef's kitchen with breakfast  
 room & adjoining family room. Spacious Owner's Suite with New luxurious  
 bath. Walk-out lower level recreation room & game room. Lovely yard with  
 deck & patio. Christine Garner 703-587-4855



**Alexandria \$864,900**  
**1663 Hunting Creek Drive.** Fantastic town  
 house in Old Town  
 Greens features 4  
 bedrooms/4.5 Baths  
 on 4 spacious levels.  
 Convenient to D.C. &  
 Old Town. Pool,  
 Tennis Courts. Stroll  
 to shops, restaurants  
 & Braddock Rd  
 METRO.  
 Gretchen Wilkinson  
 703-597-8089



**Arlington \$238,650**  
**5300 Columbia Pike**  
**#303.** Spac. Min to D.C.,  
 Shirl, Max use Lv Spc. Lrg  
 Balc. SGD's frm LR & BR.  
 Hrdwds. HVAC (2006),  
 new wall-to-wall MSTR  
 BR. New Granite Cntrtps,  
 SS sink. HUGE WIC.  
 Loads of storage. Marble  
 foyer. Eat-in Kit. W/D.  
 Freshly painted. Xtra strge  
 avl. Bldg amen incld  
 GARAGE PARKING. Fitness  
 Cntr & pool. Steps to Metro  
 bus serv. Warr included.  
 Sandy McConville  
 703-402-1567



**Old Town \$2,100 per month**  
**105 N. Alfred Street**  
**#3.** Urban Flat located in  
 the historic St. George  
 Gallery just steps from  
 shops & restaurants on  
 King Street. Tall ceilings  
 and windows, living/  
 dining room, kitchen with  
 pantry and spacious  
 bedroom with full bath.  
 ALL UTILITIES AND 1  
 PARKING SPACE INCLUDED.  
 Blocks to King St.  
 METRO.  
 Christine Garner  
 703-587-4855



**Alexandria \$750,000**  
**8801 Black Alder Dr.** Located Next to Mount Vernon Golf Course on non-  
 thru street/Mins. To Mount Vernon, Ft Belvoir. Full Front Porch/Private Pool/2  
 Level Deck/Sprinkler System/Whole House Generator/Freshly Painted/New  
 roof w/vent & clog free gutters/New HVAC sys/Updated Kitchen/3 updated  
 baths/Master Sitting Room can convert to 4th BR/Laundry on BR Level/See  
 List at Home w/complete List of Upgrades and Conveyance.  
 Dave Ingram 703 380-9264•Debbie Ingram 703 380-8966



**Alexandria \$799,000**  
**3207 Old Dominion Blvd.** Thoughtfully updated, beautiful  
 home. Handsome expanded kitchen. Window-wrapped  
 family room. New Baths. Spacious patio. Lovely azalea  
 gardens. Plus Garage. Don't miss it!  
 Sue Feintheil 703-819-1964



**Alexandria \$639,900**  
**130 Union St N.** Privacy and quiet in the heart of Old Town. End town  
 house w/private Xtra-large terrace - meticulously landscaped. Private  
 center hall entrance, gleaming hardwood flrs, cozy wood-burning FP w/  
 antique mantel. Soaring ceilings in dining rm w/tons of light. Relaxing  
 owner's suite & dramatic loft w/vaulted ceiling or another master suite.  
 Easy garage parking - best spot. One block to River or King St.  
 Julie Hall 703-786-3634



**Alexandria \$725,000**  
**2603 Terrett Ave.** 3 Bed/1.5 Bath Spacious Detached  
 Bungalow Boasts Hardwood Floors, Kitchen With Stainless  
 Steel Appliances, Formal Dining Room, Finished Lower Level,  
 Slate Patio & Fully Fenced Back Yard with Putting Green!  
 Paved Driveway and Detached Garage For Convenient Off-  
 Street Parking.  
 Bobi Bomar 703-927-2213



**Old Town \$925,000**  
**718 Washington Street.** Rare freestanding 2-level building in  
 booming North Old Town. Well-situated for easy walk to Old  
 Town shops, River, 6 blocks to Metro, 5 mins. to Reagan Nat'l,  
 10 mins. to N.W. and Capitol Hill. Exceptional off-street parking  
 of 8-10 spaces. Uniquely works for professional office, retail,  
 RESIDENTIAL, COMMERCIAL or combination.  
 Scott Elkins 703-725-8901•Rick Lane 703-751-8154



**South of Old Town \$3,500/month**  
**8403 Morey Lane.** Tastefully renovated brick Fort Hunt home.  
 Gourmet kitchen with breakfast bar, 4 bedrooms, 2 updated  
 baths. Cozy living room fireplace, wood floors. Closet  
 organizers/abundant storage. With warmer weather, enjoy  
 large flat back yard with deck and slate patio. Near G.W.  
 Parkway/bike path. Rent includes grass/leaf removal.  
 Greg & Joni Koons 703-209-7678



**New Alexandria \$2850 per month**  
**6407 E. Fourteenth Street.** Charming 2 bedroom, 2 bath Cape Cod  
 facing "The Meadow". Ideally located just blocks from shopping & restaurants in  
 Belle View Shopping Center, the riverfront bike/jogging trail. Living room with  
 fireplace, dining room opens to gourmet kitchen with granite breakfast bar. Updated  
 main level full bath and multipurpose room. Upper level with 2 bedrooms and full  
 bath. Fenced yard with patio, garage & driveway. Minutes to Old Town & D.C.  
 Christine Garner 703-587-4855

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 703-549-8700 • 121 N. Pitt Street





Arlington REAL ESTATE  
2013 Top Sales



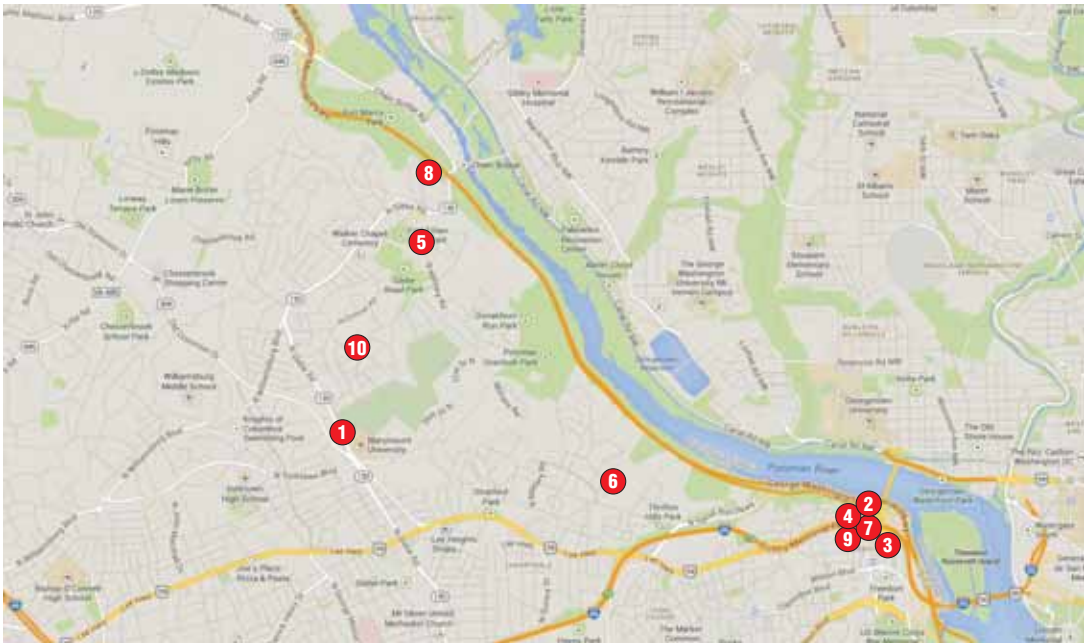
1 2923 Glebe Road North — \$4,500,000



5 3812 Military Road — \$2,850,000



8 4109 Randolph Court — \$2,523,750



© Google Map data

Address	BR	FB	HB	Postal City	Sold Price	Type	Lot AC	PostalCode	Subdivision	Date Sold
1 2923 GLEBE RD N	4	4	2	ARLINGTON	\$4,500,000	Townhouse	0.09	22207	CATHEDRAL VIEW TOWNHOMES	06/26/13
2 1881 NASH ST #2101	3	4	1	ARLINGTON	\$3,600,000	Hi-Rise 9+ Floors		22209	TURNBERRY TOWER	02/26/13
3 1111 19TH ST N #2801	3	3	1	ARLINGTON	\$3,008,000	Hi-Rise 9+ Floors		22209	WATERVIEW	08/08/13
4 1881 NASH ST N #2311	3	3	1	ARLINGTON	\$2,965,000	Hi-Rise 9+ Floors		22209	TURNBERRY TOWER	09/13/13
5 3812 MILITARY RD	5	4	2	ARLINGTON	\$2,850,000	Detached	0.64	22207	ARLINGWOOD	04/05/13
6 2501 LINCOLN ST N	5	5	1	ARLINGTON	\$2,750,000	Detached	0.42	22207	DOVER BALMORAL RIVERWOOD	09/20/13
7 1881 NASH ST N #2202	3	3	1	ARLINGTON	\$2,642,000	Hi-Rise 9+ Floors		22209	TURNBERRY TOWER	03/31/13
8 4109 RANDOLPH CT	6	6	1	ARLINGTON	\$2,523,750	Detached	0.43	22207	THE WOODS	06/04/13
9 1881 NASH ST #2210	2	2	1	ARLINGTON	\$2,500,000	Hi-Rise 9+ Floors		22209	TURNBERRY TOWER	10/01/13
10 4607 33RD ST N	5	5	2	ARLINGTON	\$2,445,183	Detached	0.30	22207	COUNTRY CLUB HILLS	04/18/13

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1881 Nash Street 2 #2101 — \$3,600,000  
4 #2311 — \$2,965,000  
7 #2202 — \$2,642,000  
9 #2210 — \$2,500,000

Local REAL ESTATE

Alexandria &  
Mount Vernon  
Top Sales  
in 2013



2 211 Saint Asaph Street South, Alexandria — \$4,600,000



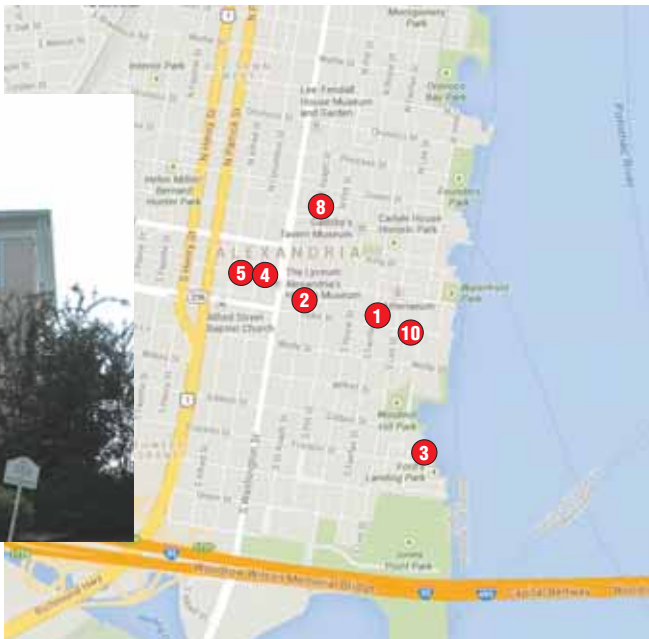
10 109 Duke Street , Alexandria — \$2,275,000



1 217 Fairfax Street South, Alexandria — \$4,656,000



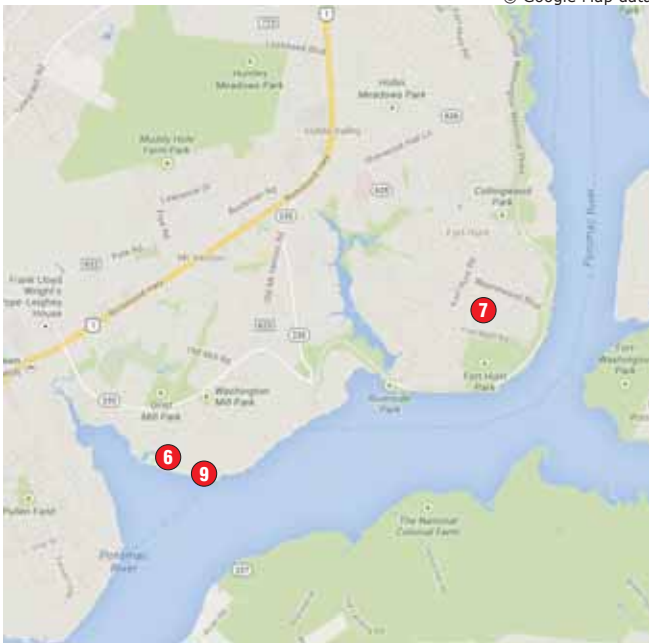
9 9515 Lynnhall Place, Mount Vernon — \$2,330,000



© Google Map data

Address	BR	FB	HB	Postal City	Sold Price	Type	Lot AC	PostalCode	Subdivision	Date Sold
1 217 FAIRFAX ST S	6	4	2	ALEXANDRIA	\$4,656,000	Detached	0.23		OLD TOWN	04/22/13
2 211 SAINT ASAPH ST S	5	6	2	ALEXANDRIA	\$4,600,000	Townhouse	0.26	22314	OLD TOWN	07/30/13
3 1 KEITHS LN	5	5	2	ALEXANDRIA	\$4,000,000	Attach/Row Hse	0.08	22314	FORDS LANDING	06/04/13
4 711 PRINCE ST	6	4	1	ALEXANDRIA	\$3,485,000	Detached	0.31		OLD TOWN	04/24/13
5 811 PRINCE ST	5	4	1	ALEXANDRIA	\$3,200,000	Townhouse	0.14	22314	OLD TOWN	03/29/13
6 4601 NEPTUNE DR	5	5	1	MOUNT VERNON	\$3,000,000	Detached	2.29	22309	FERRY LANDING	09/19/13
7 8709 WINTHROP DR	5	5	1	MOUNT VERNON	\$2,856,400	Detached	0.50	22308	PLYMOUTH HAVEN	04/03/13
8 212 SAINT ASAPH ST	5	4	1	ALEXANDRIA	\$2,800,000	Detached	0.17	22314	OLD TOWN	11/25/13
9 9515 LYNNHALL PL	4	5	2	MOUNT VERNON	\$2,330,000	Detached	0.71	22309	OXFORD	08/29/13
10 109 DUKE ST	4	3	1	ALEXANDRIA	\$2,275,000	Townhouse	0.14	22314	OLD TOWN	07/23/13

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2013 Top Sales

2 11390 Amber Hills Court, Fairfax — \$1,582,924



10 3555 Early Woodland Place, Fairfax — \$1,325,000

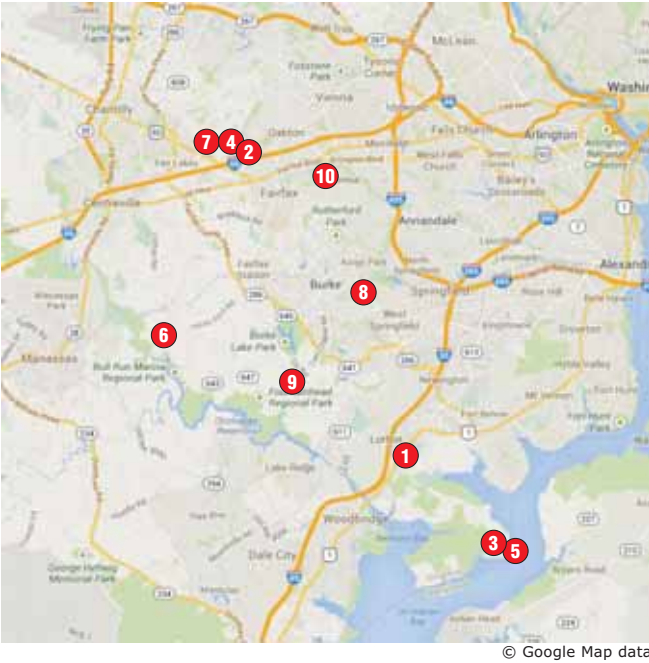


9 8168 Cottage Rose Court, Fairfax Station — \$1,380,000

Address .....	BR	FB	HB	.....	Postal City	.....	Sold Price	....	Type	.....	Lot AC	..	PostalCode	.....	Subdivision	.....	Date Sold		
1 9829 GUNSTON RD .....	5	..	3	..	1	.....	LORTON	.....	\$1,680,000	...	Detached	..	14.76	.....	22079	.....	INDIAN SPRING	.....	05/08/13
2 11390 AMBER HILLS CT .....	4	..	4	..	1	.....	FAIRFAX	.....	\$1,582,924	...	Detached	..	1.00	.....	22033	.....	ESTATES AT FAIR OAKS	.....	06/13/13
3 5817 RIVER DR .....	3	..	2	..	2	.....	LORTON	.....	\$1,555,000	...	Detached	..	0.72	.....	22079	.....	HALLOWING POINT RIVER	.....	09/27/13
4 11399 AMBER HILLS CT .....	5	..	4	..	2	.....	FAIRFAX	.....	\$1,476,665	...	Detached	..	0.84	.....	22033	.....	ESTATES AT FAIR OAKS	.....	01/31/13
5 5805 RIVER DR .....	5	..	5	..	1	.....	LORTON	.....	\$1,425,000	...	Detached	..	0.72	.....	22079	.....	HALLOWING POINT RIVER	.....	08/19/13
6 12900 WYCKLAND DR .....	5	..	5	..	2	.....	CLIFTON	.....	\$1,395,000	...	Detached	..	5.28	.....	20124	.....	WYCKLAND	.....	08/22/13
7 11657 Pine Tree DR .....	5	..	5	..	1	.....	FAIRFAX	.....	\$1,393,860	...	Detached	..	1.37	.....	22033	.....	FAIRFAX FARMS	.....	09/20/13
8 6151 REZA CT .....	6	..	4	..	2	.....	SPRINGFIELD	..	\$1,392,649	...	Detached	..	0.35	.....	22152	.....	CARDINAL ESTATES	.....	11/07/13
9 8168 COTTAGE ROSE CT .....	5	..	4	..	2	.....	FAIRFAX STATION	..	\$1,380,000	...	Detached	..	5.34	.....	22039	.....	ESTATES AT ROSELAND	.....	05/29/13
10 3555 EARLY WOODLAND PL .....	6	..	5	..	1	.....	FAIRFAX	.....	\$1,325,000	...	Detached	..	0.19	.....	22031	.....	PICKETT'S RESERVE	.....	07/22/13

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2013 Top Sales in Great Falls and McLean



2 1288 Ballantrae Farm Drive, McLean — \$9,300,000



4 1015 Basil Road, McLean — \$5,677,777



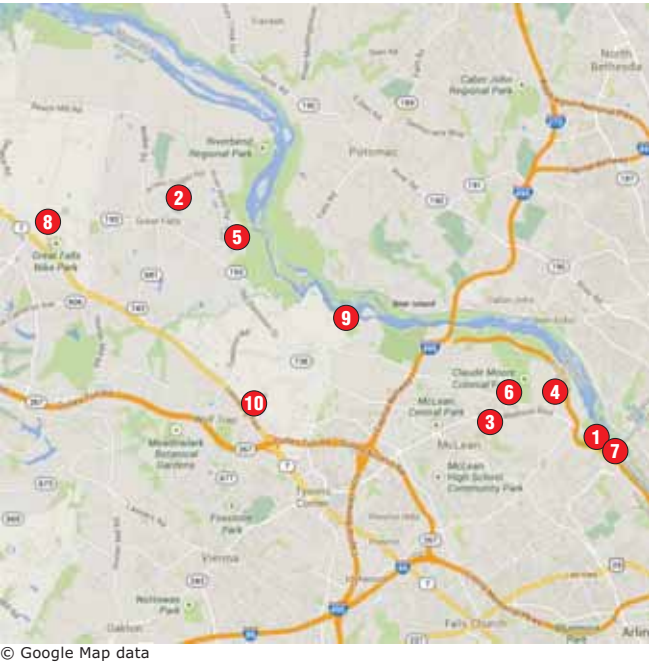
5 633 River Bend Road, Great Falls — \$5,634,180



7 626 Chain Bridge Road, McLean — \$5,175,000



10 8900 Gallant Green Drive, McLean — \$5,000,000



© Google Map data

Address .....	BR	FB	HB	...	Postal City	...	Sold Price	....	Type	.....	Lot AC	..	PostalCode	.....	Subdivision	.....	Date Sold		
1 634 CHAIN BRIDGE RD .....	10	..	8	..	1	.....	MCLEAN	.....	\$9,500,000	...	Detached	....	6.52	.....	22101	.....	CHAIN BRIDGE	.....	10/11/13
2 1288 BALLANTRAE FARM DR. 12	10	..	3	.....	MCLEAN	.....	\$9,300,000	...	Detached	....	6.27	.....	22101	.....	BALLANTRAE FARMS	.....	03/05/13		
3 576 INNSBRUCK AVE .....	6	..	7	..	2	.....	GREAT FALLS	..	\$7,400,000	...	Detached	....	5.00	.....	22066	.....	GUNNELLS RUN FARM	.....	09/04/13
4 1015 BASIL RD .....	6	..	7	..	4	.....	MCLEAN	.....	\$5,677,777	...	Detached	....	2.40	.....	22101	.....	EAGLECREST	.....	05/30/13
5 633 RIVER BEND RD .....	7	..	7	..	3	.....	GREAT FALLS	..	\$5,634,180	...	Detached	....	5.00	.....	22066	.....	GREAT FALLS HEIGHTS	.....	03/29/13
6 1001 DOGUE HILL LN .....	5	..	5	..	2	.....	MCLEAN	.....	\$5,570,000	...	Detached	....	0.89	.....	22101	..	LANE ON GEORGETOWN PIKE	.....	09/12/13
7 626 CHAIN BRIDGE RD .....	5	..	7	..	3	.....	MCLEAN	.....	\$5,175,000	...	Detached	....	1.00	.....	22101	.....	CHAIN BRIDGE	.....	03/21/13
8 1036 AZIZA CT .....	5	..	5	..	3	.....	GREAT FALLS	..	\$5,115,693	...	Detached	....	0.84	.....	22066	.....	PUTNAM FARM ESTATES	.....	01/04/13
9 710 BULLS NECK RD .....	6	..	6	..	1	.....	MCLEAN	.....	\$5,000,000	...	Detached	....	5.00	.....	22102	.....	BULLS NECK HUNDRED	.....	01/16/13
10 8900 GALLANT GREEN DR .....	6	..	6	..	3	.....	MCLEAN	.....	\$5,000,000	...	Detached	....	4.13	.....	22102	.....	WOODSIDE ESTATES	.....	10/07/13

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Potomac REAL ESTATE

PHOTOS BY DEB STEVENS/THE ALMANAC



2 8929 Harvest Square Court — \$4,900,000



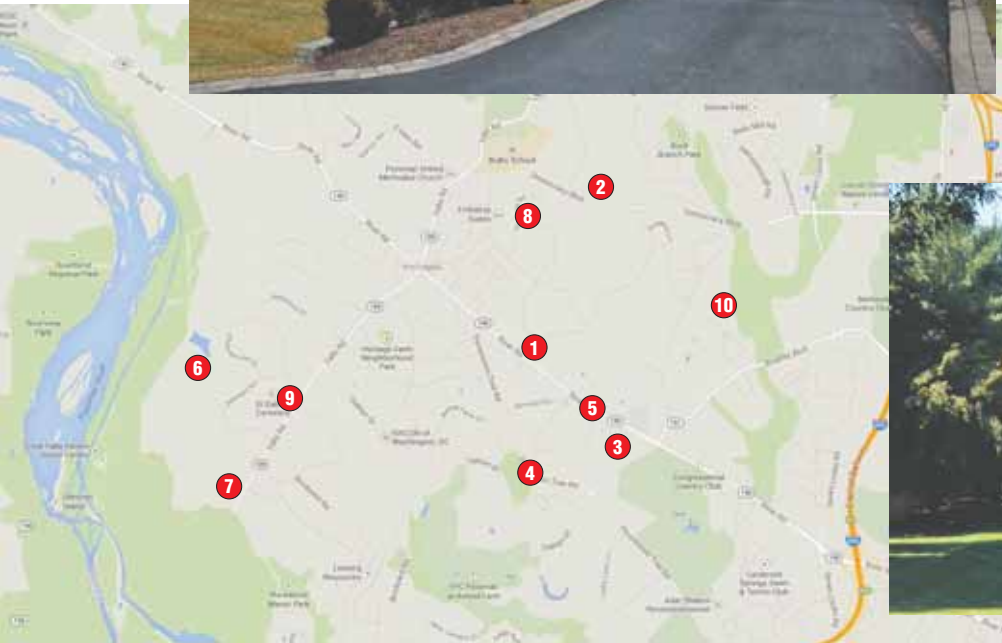
2013 Top Sales

1 9411 Newbridge Drive — \$5,000,000

3 9009 Congressional Court — \$4,700,000



5 9121 River Road — \$3,600,000



© Google Map data



6 10920 Cripplegate Road — \$3,575,000

Address .....	BR	FB	HB	..	Postal City ..	Sold Price ....	Type .....	Lot AC ..	PostalCode .....	Subdivision .....	Date Sold
1 9411 NEWBRIDGE DR .....	7	...	7	...	POTOMAC	\$5,000,000	Detached	2.25	20854	FALCONHURST	03/07/13
2 8929 HARVEST SQUARE CT .....	8	...	8	...	POTOMAC	\$4,900,000	Detached	2.00	20854	KENTSDALE ESTATES	08/21/13
3 9009 CONGRESSIONAL CT .....	8	...	7	...	POTOMAC	\$4,700,000	Detached	2.10	20854	BRADLEY FARMS	01/15/13
4 8801 PERSIMMON TREE RD .....	7	...	8	...	POTOMAC	\$3,850,000	Detached	2.16	20854	BRADLEY FARMS	05/17/13
5 9121 RIVER RD .....	7	...	8	...	POTOMAC	\$3,600,000	Detached	4.78	20854	BRADLEY FARMS	03/08/13
6 10920 CRIPPLEGATE RD .....	8	...	8	...	POTOMAC	\$3,575,000	Detached	2.48	20854	POTOMAC FALLS	07/25/13
7 8841 BELMART RD .....	6	...	8	...	POTOMAC	\$3,150,000	Detached	2.00	20854	GREAT FALLS ESTATES	06/04/13
8 10208 BENTCROSS DR .....	8	...	9	...	POTOMAC	\$3,100,000	Detached	2.00	20854	CAMOTOP	09/17/13
9 10701 ALLOWAY DR .....	7	...	5	...	POTOMAC	\$3,085,000	Detached	2.07	20854	POTOMAC FALLS	07/24/13
10 13 PURCELL CT .....	7	...	6	...	POTOMAC	\$2,850,000	Detached	0.69	20854	MCAULEY PARK	05/03/13

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8 10208 Bencross Drive — \$3,100,000

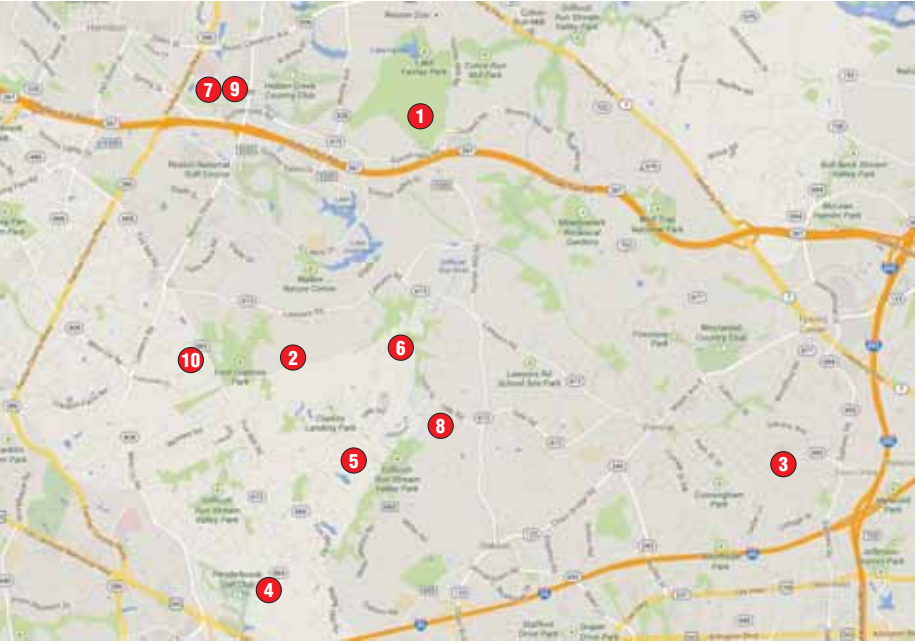
Local REAL ESTATE

PHOTOS BY CRAIG STERBUTZEL/THE CONNECTION



2013 Top Sales in Vienna, Oakton, Reston and Oak Hill

11990 Market Street, Reston  
7 #2002 — \$1,655,000  
9 #1812 — \$1,558,000



© Google Map data



5 11115 Sweetwood Lane, Oakton — \$1,770,000

Address .....	BR	FB	HB	..	Postal City .....	Sold Price ....	Type .....	Lot AC ..	PostalCode .....	Subdivision .....	Date Sold			
1 1631 ADMIRALS HILL CT .....	7	...	7	...	2	...	VIENNA .....	\$2,140,584	...	Detached ....	1.74 .....	22182 .....	BACHMAN PROPERTY .....	09/19/13
2 2562 YONDER HILLS WAY .....	5	...	5	...	2	...	OAKTON .....	\$1,960,000	...	Detached ....	2.03 .....	22124 .....	BRIDGES OF OAKTON .....	06/24/13
3 8499 WEDDERBURN STATION DR	6	...	5	...	1	...	VIENNA .....	\$1,950,000	...	Detached ....	0.20 .....	22180 .....	WEDDERBURN ESTATES .....	11/29/13
4 3702 WAPLES CREST CT .....	6	...	7	...	2	...	OAKTON .....	\$1,800,000	...	Detached ....	2.54 .....	22124 .....	WAPLES CREST .....	06/20/13
5 11115 SWEETWOOD LN .....	5	...	6	...	1	...	OAKTON .....	\$1,770,000	...	Detached ....	2.87 .....	22124 .....	FOX LAKE .....	08/12/13
6 2450 FAIRHUNT CT .....	6	...	5	...	1	...	OAKTON .....	\$1,705,000	...	Detached ....	5.00 .....	22124 .....	FAIRHUNT ESTATES .....	07/11/13
7 11990 MARKET ST #2002 .....	3	...	3	...	0	...	RESTON .....	\$1,655,000	...	Hi-Rise 9+ Floors .....	20190 ..	MIDTOWN RESTON TOWN ..	05/24/13	
8 10605 HANNAH FARM RD .....	7	...	5	...	3	...	OAKTON .....	\$1,650,000	...	Detached ....	0.93 .....	22124 .....	HANNAH HILLS .....	07/31/13
9 11990 MARKET ST #1812 .....	3	...	3	...	0	...	RESTON .....	\$1,558,000	...	Hi-Rise 9+ Floors .....	20190 ..	MIDTOWN RESTON TOWN ..	06/10/13	
10 12205 THOROUGHbred RD .....	6	...	8	...	2	...	HERNDON .....	\$1,550,000	...	Detached ....	4.94 .....	20171 .....	VALE VALLEY FARMS .....	07/31/13

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6 2450 Fairhunt Court, Oakton — \$1,705,000