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Alexandria
Gazette Packet

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All of the Real Estate listings from the 15 community newspapers published by Connection Newspapers.

FOR LEASE

CHARMING KING STREET TOWNHOUSE
MODERNIZED OFFICE SPACE

1517 King Street
Alexandria, VA

Available Office Space:
1st & 2nd Floor - 1,508 RSF

Term: 2-5 Years

Rental Rate:
\$3,000 / Month

Features:

- Fully renovated building
- Unbeatable visibility and location
- Short walk to King Street Metro
- Great proximity to abundant neighborhood amenities including restaurant, shops & hotels
- Free on-site parking

For more information on this property:
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OPEN SUNDAY

Alex./Mt. Vernon Terrace
\$619,900

5108 Mt. Vernon Memorial Hwy
Stunning 5 BR, 3 BA brick Cape, remodeled from top to bottom on an absolutely spectacular .53 acre lot. Updated kit & baths with beautiful family rm addition across the back opening to a beautiful deck. Refinished hwd flrs, replacement windows, fully finished w/o basement to a huge patio overlooking expansive fenced back yard. An

amazing setting - 5 minutes to Ft. Belvoir, 20 mins to Old Town & 30 mins to Ntl Airport - Gorgeous, Gorgeous Home!



Alexandria City
Cameron Station \$712,500
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.



OPEN SUNDAY

Alex./Mt. Zephyr \$499,900
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.



OPEN SUNDAY

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.



UNDER CONTRACT

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.



UNDER CONTRACT

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.

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CLIFTON Little Rocky Run \$599,000
Progressively designed open main level floor plan. Remodeled Kitchen full of modern amenities. Entire 3 levels full of fresh paint, brand-new carpeting and contemporary lighting. Flat fenced back yard full of shade trees! 13623 Union Village Circle, Clifton VA 20124. Talk/Text DAMON NICHOLAS 703-283-0200 FOR ADVANCE NOTICE OF NEW LISTINGS. #FX8282690



CENTREVILLE Virginia Run \$674,950
One of the best lots in Virginia Run, enchanting home sits on 1/3 acre with fantastic wooded common area beyond. Enjoy property views from distinctive conservatory off the kitchen/family room. Classic interior, contemporary flair! Tranquil master suite with room-sized closet & private bath. For the house gourmet! 15404 Meherrin Court, Centreville VA 20120. Talk/Text DAMON NICHOLAS 703-283-0200. #FX8275451



CLIFTON Little Rocky Run \$899,900
Faultless property on .9 acre of imposing trees, lovely landscaping and smooth green lawns! An engaging interior with 9+ ceilings, regal hardwoods and fine architectural details. Resplendent Master Suite plus 3 more suite-style bedrooms. Pace-setting and satisfying throughout. 6409 Noble Rock Ct, Clifton VA 20124. Talk/Text BARBARA BLUMER 703-405-5993. #FX8276488



CENTREVILLE Little Rocky Run \$374,950
Welcoming curb appeal is just the start! Sparkling clean and bright brick-front End Unit full of delight! Hardwood floors, 2 gas fireplaces, terrific Kitchen design with center Island and breakfast room and a luxury master bath rare in townhomes. You'll be raving! 5960 Waterflow Court, Centreville VA 20121. Talk/Text DAMON NICHOLAS 703-283-0200 TO LIST YOUR TOWNHOME, TOO. #FX8283822



FAIRFAX East Market at Fair Lakes \$389,950
Ready for the urban lifestyle but without the high cost? Start smart here! A unique loft-style 2BR/2BA floor plan with 11' ceilings. Walk to shops & dining plus easy commuting options with shuttle to Vienna METRO. Enjoy year's ahead styling! 4480 Market Commons Drive # 104, Fairfax VA 22033. Talk/Text DAMON NICHOLAS 703-283-0200. #FX8276673



CLIFTON Little Rocky Run \$699,900
A home innovatively designed for living! While fresh and modern throughout, this home exudes tradition - classic built-ins, spacious rooms, private nooks, architectural accents. Set deep at end of street and backs to tree common area. Make this one your forever home. 13640 Rock Flint Ct, Clifton VA 20124. Talk/Text DAMON NICHOLAS 703-283-0200



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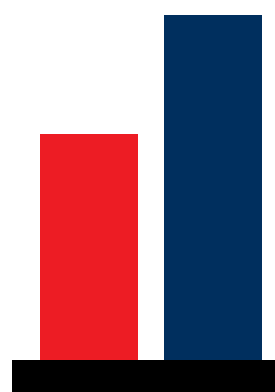
CAPTURE THE MOMENT

Comparing the last 12 months to the previous 12 months, our team's median sales price for listings in Centreville & Clifton rose by \$52,000 or 9.5%*, exceeding the market stats by a healthy and profitable margin for our sellers! Whether your home is valued at \$200,000 or \$2,000,000, Damon, Barbara, Josie and Ryan can obtain your very best results!

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703-502-8787

*As per MRIS statistics



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WHERE HOME BEGINS



Old Town
610 Queen Street, Alexandria, VA 22314
Circa 1810, this lovely 4BR/2.5BA free-standing home offers easy 2-level living in the heart of Old Town. Original floors, fireplace, 26 windows & a fabulous walled courtyard!
Donnan C. Wintermute 703-518-6156



Collingwood Springs
8212 Collingwood Court, Alexandria, VA 22308
Located on a quiet cul-de-sac, this beautiful 4BR/3.5BA colonial offers 3,700 sq. ft. of luxury living. Fabulous 1st FL FR w/FP, fully finished lower level + 2CG.
Donnan C. Wintermute 703-518-6156



Old Town
218 Fairfax Street N, Alexandria, VA 22314
Fabulous Historic Townhouse in the Heart of Old Town. This 2BR+Den with 2.5BA features Updated Gourmet Kitchen w/ Granite, SS, & Private Walled Garden.
Greg Doherty 703-408-5068



Old Town
206 N. Pitt Street, Alexandria, VA 22314
Pristine end brick Circa 1800 rowhouse Open Sunday 1-4pm. Steeped in history, offering 2BR+Library/GuestBR, 2.5 updated Baths & updated Kitchen w/Breakfast Bar & separate DR.
Jolee Rubin 703-548-0697



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



Mt. Vernon Grove
9300 Maybrook Place, Alexandria, VA 22309
Stunning 5BR/3.5BA Colonial in Mount Vernon. With beautiful upgrades throughout, you must see this beautiful, expanded colonial with 2CG, sauna, gourmet kitchen & more!
Rachel Carter 703-851-4207



ROSEMONT PARK
108 East Braddock Rd, Alexandria, VA 22301
Just Listed! SFH Cape w/2BR/2BA, screened-in porch, 3 levels, updated kitchen, new a/c, siding. Steps to Braddock Metro, Old Town, Del Ray, Reagan, DC. Perfect for today's living.
Bonnie Rivkin 703-598-7788



Carlyle Towers
2151 Jamieson Avenue 1704, Alexandria, VA 22314
One Of A Kind! Bright, sunny faces east and south. 2BR/2BA, Eat-in Kitchen. Open balcony! Closets, closets! Lots of surprises, gar park. www.carlyletowers1704.com for photos
Marie Louise Meyer 703-836-2080



Belle View
6516 Potomac Avenue B-2, Alexandria, VA 22307
Immaculately maintained 2BR/1BA condo in charming Belle View community. Updates to kitchen & bath (inc. full size DW), replacement windows throughout, beautiful hardwoods.
Heidi Burkhardt 703-217-6009

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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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Congratulations to our very own Living Legend of Alexandria



By Steven Halperson for Alexandria Living Legends.

Donnan C. Wintermute

Living Legends of Alexandria are selected as those individuals whose vision and dedication have made a positive and tangible difference to the quality of life in Alexandria. Donnie's philanthropic achievements have had a major impact on the quality of life in Alexandria for children, the elderly and the sick; and for the arts, education and community services. Donnie has dedicated herself to many community charities and organizations, serving on the Board of Trustees of the Alexandria Hospital Foundation, The Board of Trustees of the

Alexandria Symphony Orchestra, the Board of Directors of the Campagna Center, the Board of Governors of Saint Stephen's and Saint Agnes School, the Board of Directors of Senior Services of Alexandria, Goodwin House Foundation Board of Trustees and Christ Church Foundation Board of Trustees. Donnie generously donated in 2012 the Rehabilitation Gymnasium at the Alexandria Hospital. The "Meet the Alexandria 2014 Living Legends" Reception will be held March 20th at 6:00 pm at the Patent and Trademark Office.

Alexandria | 703.518.8300
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1239 Daleview Dr.
McLean \$3,698,000



6304 Franklin Park Rd.
McLean \$2,295,000



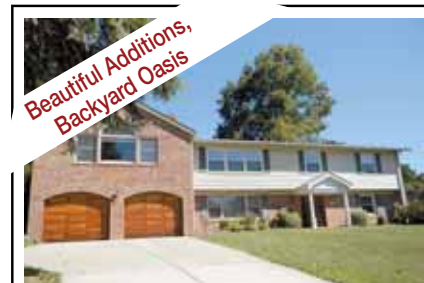
2306 Stryker Ave.
Vienna \$1,595,000



3705 Prosperity Ridge Ct.
Fairfax \$1,340,000



3709 Prosperity Ridge Ct.
Fairfax \$1,249,900



5848 Upton St.
McLean \$1,127,000



1902 Woodgate Ln.
McLean \$924,900



1835 Rupert St.
McLean \$824,500



605 John Marshall Dr.
Vienna \$700,000



2100 S. Shirlington Rd.
Arlington \$699,500



704 Nutley St.
Vienna \$549,900



236 Commons Dr.
Vienna \$498,500

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10100 Harewood Ct., Great Falls
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\$1,399,000



11124 Rich Meadow Dr., Great Falls
\$1,099,000



1121 Kelley St., Vienna
\$1,399,000



Springvale Rd., Great Falls
3.48 Acre Lot \$680,000



501 Seneca Knoll Ct., Great Falls
\$1,587,000



505 Seneca Knoll Ct., Great Falls
\$1,422,500



1195 Lees Meadow Ct., Great Falls
\$1,500,000



805 Wolfe St., Alexandria
\$1,249,000



2040 Headlands Circle, Reston
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Clifton - \$645,000
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Fairfax \$574,500
Sought after Colchester Hunt neighborhood! Immaculately maintained and updated home! Featuring 4 bedrooms, 2.5 baths, and 3 finished levels! Quiet, private drive with a

welcoming front porch, 0.62 acres, deck and 2 patios to enjoy the quiet setting. Many updates including kitchen and master bath make this home move in ready! Oak View ES, Robinson SS.



JUDY SEMLER
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Classic Hollow in Manassas \$779,900
Grand 8 bedrm, 7.5 bath 3 finished level home on 2 acres * 2-story foyer with dual curved staircases * Formal living & dining rms * Butler pantry * Eat-in gourmet kitchen with SS appliances, granite, island w/prep sink * 2-story family rm with stone fireplace * Back staircase * 2 main level bedroom suites * Upper level features master suite w/sitting rm, 4 other bedrms, 4 baths & 2nd family rm * walkout basement w/recreation rm, bedrm, full bath & huge unfinished area.
Call Judy 703-503-1885



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PRICE REDUCED
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/ walk-in closet and luxury bath! 703-981-3277.

Mt. Vernon Area \$800,000
CUSTOM BUILT!!!
Large 5 Bedrm, 3.5 bath
Colonial on beautiful half-acre wooded lot!
Located near



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Fairfax Station
Beautiful 4Brm, 4.5Ba Rambler w/main level master, wonderful kitchen, Hdwd floors, on approx. 2 private acres w/park-like setting. Circular drive, 2-car gar & 3 Fpls. Wheelchair friendly, fantastic LL, w rm suite, great workshop & walkout access. Country setting & close to everything!!

Coming Soon
Fairfax Station Beautiful 4Brm, 4.5Ba Rambler w/main level master, wonderful kitchen, Hdwd floors, on approx. 2 private acres w/park-like setting. Circular drive, 2-car gar & 3 Fpls. Wheelchair friendly, fantastic LL, w rm suite, great workshop & walkout access. Country setting & close to everything!!



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Annandale TH \$374,900
Great Location. Many Updates including Kitchen w/Granite and Stainless, 3 fin levels, 3 BR, 2 Full 2 Half Baths.



Coming Soon:
Annandale Single Family Home on 1.3 wooded AC with stream. Fantastic Location near Parkland, inside Beltway. Nice home and terrific lot.
Call Kay for information: 703-217-8444



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"COMING SOON" in Beautiful Middelridge Stone Front Contemporary Rambler
This beauty offers an Open Floor Plan with a Huge Great Room for casual living. High ceilings, sky lights, 2 sets of glass sliders stepping you out to a relaxing sunny deck, perfect for entertaining. Main floor Master Bedroom with glass slider connecting to private deck, a luxury master bath, sky lights and a large W/I closet. 4 BR's, 3 baths, extra large lower level family room w/glass slider. For a private showing, call Sheila Adams 703-503-1895 or email at: sheila.adams@LNF.com

COMING SOON
This beauty offers an Open Floor Plan with a Huge Great Room for casual living. High ceilings, sky lights, 2 sets of glass sliders stepping you out to a relaxing sunny deck, perfect for entertaining. Main floor Master Bedroom with glass slider connecting to private deck, a luxury master bath, sky lights and a large W/I closet. 4 BR's, 3 baths, extra large lower level family room w/glass slider. For a private showing, call Sheila Adams 703-503-1895 or email at: sheila.adams@LNF.com



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*4-level Split on non-thru street



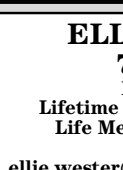
Ashburn Rental \$1,700
This 3 BR, 2 1/2 BA, 3 Lvl, 1-Car Garage TH features Eat-In Kit w/BI Micro, LR w/corner gas fireplace, MBR w/Walk-in Closet & Ceiling fan.



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Springfield Mid 300's
A delightful, updated and sparkling townhome in convenient Newington Station. So many updates include hardwood flrs, windows, and more. A picturesque back garden professionally designed and executed by Merrifield Nursery! Will be coming on the market soon!



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At Long and Foster, We Sell Homes



McLean \$5,975,000

Spectacular Langley Farm estate with exceptional architectural details. Built by Yeonas & Ellis and beautifully landscaped by Charles Owens, this property offers 6 bedrooms, 7 full baths, 2 half baths, 5 fireplaces, guest suite, wine cellar, and 4-car garage.

Call Caroline Dolan 703-203-6988



Great Falls \$2,549,000

New England charm abounds in this gracious home set on a spectacular 6.36 acre, pastoral lot w/2 streams. This 5 bdrm/6.5 bath home has the character of an old home while every inch has been remodeled, enhanced & upgraded to the highest standards. The outside offers a rustic pool w/waterfall, a beautiful stone fireplace and built-in grill, a tree house and 2 zip lines! Truly worth seeing if you don't want the same old thing.

Call Elizabeth Hajost 703-851-8477



Great Falls \$899,000

Charming 1935 farm house with many original details including heart pine floors & a beautiful stairway. Home is filled with sunlight! Lovely updates through the years that are in keeping with the home's character. Spectacular 2 acre lot with 2 outbuildings and a stone patio. There are French doors from the LR, DR & breakfast room to enjoy the pastoral yard! There's plenty of room to expand, too.

Call Elizabeth Hajost 703-851-8477



Leesburg \$1,199,000

Classically designed, gracious colonial home with 5 bdrms/5.5 baths set on a pastoral 3 acre lot. Perfectly located: close to Historic Leesburg's restaurants & shops; an easy drive to many vineyards; minutes away from the Greenway but still feels like you're in the country! Extensive backyard hardscape includes a pool, fireplace w/pizza oven & built-in grill w/fridge! Kitchen updated with large breakfast room & gourmet appliances incl 3 ovens.

Call Elizabeth Hajost 703-851-8477



Coming Soon in Lowes Island

Beautiful garage TH minutes from Trump National. Shows like model w/new wood floors, SS appliances, granite, oiled bronze fixtures & more! Open plan is filled w/sunlight! Lg kitchen has island & room to eat. The large deck has new stairs and the finished LL has full bath, FP & extra room w/new closet for use as 4th bdrm/den. Walk to shopping & restaurants. Pool and Tennis community! GREAT INVESTMENT! Available to show on or before 3/15/14.

Call Elizabeth Hajost 703-851-8477



Great Falls \$5,700

Magnificent brick colonial with 3-car side load garage for rent. High ceilings, hardwood floors, gourmet kitchen, 3 gas fireplaces. Pella windows, sun room, media room, exercise room, recreation room, and wet bar. Plus beautiful yard and spacious deck.

Call Donna Uscinski 703-759-7204



McLean \$4,950

Bright and open floor plan in this fabulous modern colonial rental in West McLean. Floor-to-ceiling windows, tray ceiling,

hardwood floors, crown molding, maple & granite kitchen with gas cooktop, 3 finished levels, plus guest room & bath over garage.

Call Donna Uscinski 703-759-7204



Great Falls \$975,000

Beautifully updated Colonial with 5 spacious bedrooms upstairs, remodeled granite kitchen with stainless appliances, gleaming hardwood floors, fully finished lower level with wet bar and full bath, lovely 0.92-acre lot for outdoor summer fun.

Call Donna Uscinski 703-759-7204



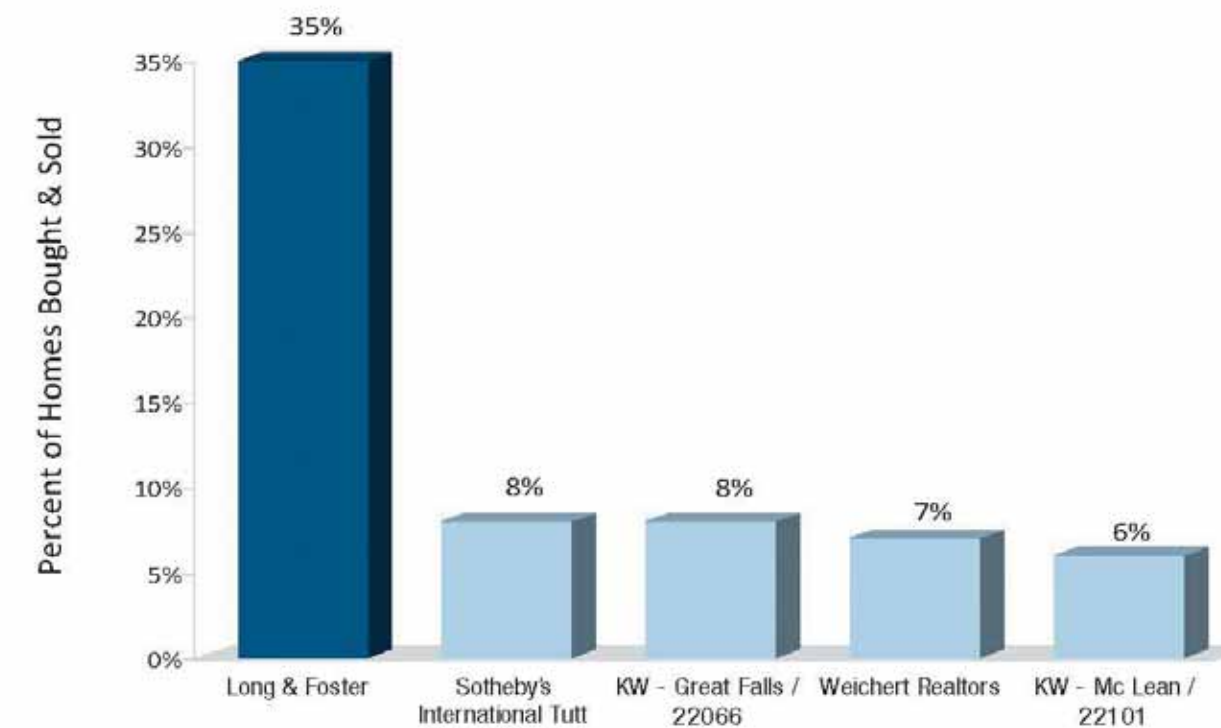
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Incredibly well-built custom residence with over 11,000 sq. ft. of finished space on 4 levels. Two-story foyer with double circular stairs, designer kitchen, 2 master suites, pub & rec room. Wine cellar, sauna, and more. Unparalleled beauty and great value.

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Great Falls \$1,698,000



Great Falls \$2,495,000



Great Falls \$3,148,880



Great Falls \$1,799,000



Great Falls \$2,495,000



Great Falls \$2,495,000



Great Falls \$1,250,000



Great Falls \$895,000



Great Falls \$1,995,000



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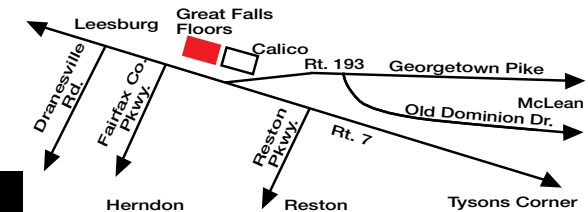
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www.chrisandpeggywhite.com
chris.white@longandfoster.com

JUST LISTED **OPEN SUNDAY**

4324 Adrienne Dr
 \$724,900
Updated Five Bedroom Colonial!
 A truly spectacular property! Columned Colonial in pristine condition with fabulous updates throughout. Uniquely gorgeous setting on 1.4 acre grounds backing to wooded parkland. Features incl: 5BR, 3 finished levels, W/O lower level, open flr plan, updated custom kit, and oversize 2 car garage. Virtually all major components updated. Spacious 480 sq ft deck overlooks natural wonderland. Stunning value! **OPEN SUN 3/16, 1-4! GW Prky S, past Estate; R-Southwood; R-Adrienne.**

OPEN SUNDAY

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 3/16, 1-4! GW Prky S, past Estate; L-Old Mount Vernon Road.**

OPEN SUNDAY

4200 Ferry Landing Rd
 \$698,500
Spacious Colonial- Shows Like Model!
 Unique opportunity! This gorgeous 4BR Colonial is in impeccable condition, located on large lot and is loaded with upgrades. Exceptionally bright, open floor plan. Fab features: main level study and family room, large kitchen, breakfast area, finished LL, sumptuous master suite, stunning Brazilian Cherry floors, "Andersen" thermal windows, and 2 car garage. Property provides unique combination of size, condition and prime location. **OPEN SUN 3/16, 1-4. GW Prky S, past Estate; L-Ferry Landing.**

JUST LISTED

4713 Dolphin Lane
 \$1,150,000
Waterfront- Private Dock!
 Rare find-reasonably priced Alexandria area waterfront property! Spacious light filled contemporary in gorgeous condition. Custom features include 2 finished levels, (approx. 4,000 sq ft) 2 fireplaces, 4-5 bedrooms, 4 baths, gorgeous hardwood floors and oversize 2 car garage. Expansive glass walls, high ceilings and exterior deck capitalize on nautical views.

NEW PRICE!

8428 Old Mount Vernon Rd
 \$839,000
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!

JUST LISTED **SOLD!**

4821 Stillwell Ave
 \$529,500
Curb Appeal Galore!
 Character abounds in this fabulous Cap Cod, lovingly maintained and significantly updated. Many fabulous features include: 4 bedrooms, 2 full baths, hardwood floors, elegant trim detail, custom built-ins, updated kitchen and finished lower level. Gorgeous setting on magnificent half acre lot just steps to acres and acres of Fairfax County parkland.

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 Stately three level Colonial in gorgeous setting on spacious landscaped lot fronting quiet cul-de-sac in heart of Mt. Vernon. Property is exceptionally well maintained with many updates. Special features include main level library, open kitchen and family room, hardwood floors, 5BRs, luxury master suite with sitting room. Thermal windows and 2 car garage. Large deck overlooks gorgeous fenced grounds. Super value!

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 703-472-3558 (cell)
bill.jourdan@LNF.com

Dianna Campagna
 Assistant Manager
 703-477-0849 (cell)
dianna.campagna@LNF.com

Steve Kindrick
 Instructor
 703-683-0400 (office)
steve.kindrick@LNF.com

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CHRISTIE'S INTERNATIONAL REAL ESTATE

LONG & FOSTER REAL ESTATE EXTRAORDINARY PROPERTIES

OPEN SUNDAY 1:30 - 4!
 \$1,100,000
Old Town
 225 N ROYAL ST

This circa 1875 semi-detached home is rich in period details and has been masterfully updated to accommodate modern living. Featuring 3 spacious bedrooms (one en-suite), 2.5 baths, a private garden, a finished lower level and ample storage.

Bette Gorman, CRS 703.585.2235
Betsy Gorman 703.861.4825

OPEN SUNDAY 1 - 4!
 \$995,000
Alexandria / Potomac Greens
 1744 POTOMAC GREENS DR

Visit this spacious and sunny 4 level townhouse with 4BR/3.5BA, roof top terrace and 2 fireplaces. There are hardwood floors, formal living and dining rooms; roomy eat-in kitchen with granite counters and SSA plus a 2-car garage. Located at the North End of Old Town, 1 stop to DC

Mary Lou Sage 703.851.5441

\$767,000
Alex. / Mt Vernon
"NEW ON MARKET!"

Stately Colonial lovingly cared for and updated! Dynamite kitchen renovation! 4 bedrooms and 2.5 updated baths. All windows replaced!

Hardwoods! 2 fireplaces! Designer driveway and front walk! Garage off kitchen! First floor library! Lower level family room! Space for shop, storage, hobbies in walkup basement! Cul-de-sac! Waynewood ES!

Ruth Guirard 703.609.3343

\$359,000
Alexandria City
"NEW PRICE"

Pretty 1BR/1BA pied-a-terre boasts sunny open floor plan, wood floors, bright kitchen, recently updated bath and excellent closet space including large walk-in. Both LR and MBR access huge private balcony with a peek of the Potomac. Roof top pool with panoramic river views too! 2 blocks to river and more and just 9 blocks to Metro.

Ann Z. Logsdon 703.568.8433
Emily Capelli 703.472.1282

OPEN SUNDAY 1 - 4!
 \$685,000
Washington / NW
 725 LONGFELLOW ST

Beautifully renovated 3BR/3.5BA townhouse in vibrant PETWORTH. Gleaming hardwoods throughout main level.

Kitchen features stainless steel appliances, granite countertops. Fully finished basement. 6-car parking pad. Bright and airy.

Brian Hong & Jerry Beamer 703.929.5764

OPEN SUNDAY 1 - 4!
 \$649,900
Alexandria
 7807 DAYBREAK CT

Renovated, move-in ready home in Hollin Brook Park just off Sherwood Hall Lane. Only 2 levels. 5BR/3BA, 2-car garage, large fenced-in lot in quiet cul-de-sac location. Over 2,300 sq ft of living space, main level bedrooms, kitchen with table space, and large, open dining and living rooms.

Anita Vida D'Antonio 202.460.1809

\$349,000
Alexandria
"NEW PRICE"

Why pay condo and HOA fees? Lovely renovated single family home with off-street parking for 3+ cars. Nice yard(s). 3BR / 1FBA. 2 finished levels.

New kitchen with granite. 1 mile to Metro and Old Town. Burgundy Village.

Marcy Covarrubias 703.772.6569

OPEN SUNDAY 1 - 4!
 \$237,000
Alexandria South
 7530 COXTON CT #M

Great roommate layout with each bedroom on opposite sides of the residence. Bright top floor condo, ready to move into. Washer/dryer in unit. Near shopping, restaurants, public transportation. Easy commuting. Near Ft Belvoir, Old Town, Huntington Metro and beltway.

Brian Hong & Jerry Beamer 703.929.5764

\$389,900
Alex. / Rosemont
"QUIET SETTING"

2BR/1BA condo located in quiet, tree lined community. Hardwood floors throughout, kitchen has stainless steel appliances, granite counter tops and cherry cabinets; covered patio off eat-in kitchen perfect for barbecuing. 4 blocks to the King Street Metro.

Bob Skinner 703.585.6683

OPEN SUNDAY 1 - 4!
 \$649,900
Alex. / Waynewood
 8506 CROSSLEY PL

An addition and many improvements make this one a terrific buy! With a redone kitchen and baths, replaced systems, 4BR and a wonderful sunroom, this home offers space, convenience and is a short distance from Waynewood ES.

Leah Chapla 703.929.4875
Ruth Guirard 703.609.3343

\$219,000
Alexandria
"CHARMING OLD TOWN CONDO"

NEW PRICE - Charming 1BR/1BA facing courtyard - updated kitchen, baths, granite counters, breakfast bar, new stove - built-in bookcases, gleaming wood floors, new heating/AC unit - Washer/Dryer in unit - many amenities, lots of parking and low condo fees - Shows great - one stoplight to GW Pkwy, commuters dream - waiting for you!

Franki Roberts 703.898.0840

RENTALS

5300 Holmes Run Parkway \$1,600
 Greenhouse Hi-Rise 1BR / 1BA 1 assigned Prkg
 Wendy Shelley 703.919.6045

801 N Pitt St #802 \$1,750
 Port Royal Hi-Rise 1BR / 1BA
 Sean Satkus 703.887.2116

4656 Kirkland Pl \$2,600
 Stonegate Townhouse 3BR / 2.5BA 1 Frpl 2 Garage
 Randy Bender 703.906.0400

320 S West St #105 \$3,150
 Duke Condominium Garden 2BR / 2BA 1 Frpl 1 assigned Prkg
 Don Hatley Jr. & Peg O'Connell 202.329.6818 & 703.405.7660

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\$ 665,000
Alexandria South "GREAT VALUE"
 3,000 sq ft beautiful house wanting to be a home! Additions on 2 levels offer a master bedroom suite and sunroom/breakfast area off the kitchen and family room.

Redone kitchen with granite counters and white cabinets. Refinished and polished hardwood floors on main and upper levels as well as custom moldings, new tile floor on lower level. Replacement windows. Lovely street and close to elementary and middle schools.

Leah Chapla 703.929.4875

OPEN SUNDAY 1 - 4!
\$ 649,900
Alexandria
7807 DAYBREAK CT
 Renovated, move-in ready home in Hollin Brook Park just off Sherwood Hall Lane. Only 2 levels, 5BR/3BA, 2-car garage, large fenced-in lot in quiet cul-de-sac location. Over 2,300 sq ft of living space, main level bedrooms, kitchen with table space, and large, open dining and living rooms.

D'Antonio Realty Group www.homesfromanita.com
Anita Vida D'Antonio 202.460.1809

OPEN SUNDAY 1 - 4!
\$ 724,900
Alex. / Hollin Hills
7700 ELBA RD
 Wonderful large contemporary with all the things you are looking for - 5BR/3 full BA - remodeled kitchen and baths - SS appliances, granite counters - newly refinished hardwood floors on mail level - all thermopane windows - sunny, bright rooms - lower level walkout to woodland backyard - skylights - 2 fireplaces - large storage room - plus wonderful screened porch!

Make it yours!
Franki Roberts 703.898.0840

OPEN SUNDAY 1 - 4!
\$ 237,000
Alexandria South
7530 COXTON CT #M
 Great roommate layout with each bedroom on opposite sides of the residence. Bright top floor condo, ready to move into. Washer / dryer in unit. Near shopping, restaurants, public transportation. Easy commuting. Near Ft Belvoir, Old Town, Huntington Metro and beltway.

www.brianandjery.com
Brian Hong & Jery Beamer 703.929.5764

OPEN SUNDAY 1 - 4!
\$ 1,295,000
Alexandria
609 S FAIRFAX ST
FABULOUS OLD TOWN HOUSE/ GARDEN! Exceptionally large townhouse with lovely accents throughout. 4/5BR/3.5BA, office/study, family room, 2 fireplaces, cook's kitchen with brick deck overlooking spectacular garden! Call Norma for details.

Norma Gants 703.408.2560

OPEN SUNDAY 1 - 4!
\$ 995,000
Alexandria / Potomac Greens
1744 POTOMAC GREENS DR
 Visit this spacious and sunny 4 level townhouse with 4BR/3.5BA, roof top terrace and 2 fireplaces. There are hardwood floors, formal living and dining rooms; roomy eat-in kitchen with granite counters and SSA plus a 2-car garage. Located at the North End of Old Town, 1 stop to DC

www.marylousage.com
Mary Lou Sage 703.851.5441

OPEN SUNDAY 1 - 4!
\$ 680,000
Alexandria
1911 SWORD LN
 4BR/3.5BA home offers ML open floor plan with fireplace, hardwoods. The screened porch overlooks a private fenced yard backing to woods. Entertain or work from home in separate office space. Rec room has wet-bar/mini-fridge and built-in bookcase/entertainment center. Large kitchen, separate DR plus carport round out this great home.

Katherine.Ward@lfn.com
Katherine Ward 703.627.8782

\$ 579,000
Alexandria
"HISTORY & CHARM"
 Seize the opportunity to turn an 1830's historic flounder into a home you will love. Currently 2 - 3 bedrooms with 1.5 baths, 2 fireplaces, and a enormous large lot for outdoor living or your dreams. Good potential for expansion.

Catherine.Foltz@longandfooster.com
Catherine Foltz 703.626.6914

\$ 767,000
Alex. / Mt Vernon
"NEW ON MARKET!"
 Stately Colonial lovingly cared for and updated! Dynamite kitchen renovation! 4 bedrooms and 2.5 updated baths. All windows replaced!

Hardwoods! 2 fireplaces! Designer driveway and front walk! Garage off kitchen! First floor library! Lower level family room! Space for shop, storage, hobbies in walkup basement! Cul-de-sac! Waynewood ES!

Ruth Gulrard 703.609.3343

\$ 415,000
Alexandria
"TERRIFIC VALUE"
 If you are looking for resort living, come and see this well-maintained "J" unit with 3BR/2BA, 8 closets, 2-zone HVAC, and 1 garage space located in the gated community of Montebello. Shuttle and path to Metro. Award winning amenities.

www.novapropertyshop.com
Mindy Brubaker 571.242.9913
Susan Haughton 703.470.4545

\$ 289,000
Alexandria
"WALK TO METRO"
 Updated kitchen with newer appliances, granite counter tops, hardwood floors. Recently completed family room on lower level. Full-fenced large, level backyard opens to parkland. New deck and roof. Easy access to 495 and Old Town.

Catherine.Foltz@longandfooster.com
Catherine Foltz 703.626.6914

RENTALS

15268 Cloverdale Rd \$1,500
 Dale City Townhouse - 3BR / 2.5BA 2 assigned Prkg
 NaToya Joshua 703.518.7990

2601 Wagon Dr #362 \$1,650
 Huntington Club Garden 2BR / 1.5BA 1 assigned Prkg
 Walid Ashoor 703.585.6224

2451 Midtown Ave #1322 \$1,790
 Midtown Alexandria Station Hi-Rise 1BR / 1BA 1 assigned Prkg
 Marcy Covarubias 703.772.6569

6637 Deer Gap Ct \$1,900
 Franconia Commons Townhouse 3BR / 2.5BA 1 Frpl
 2 assigned Prkg
 Pat Wilson 703.598.7279

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AUTUMN CREST, OAK HILL
\$965,000



GOULDMAN LN, GREAT FALLS
\$1,675,000



MCCUE CT, GREAT FALLS
\$1,225,000



BOWEN, GREAT FALLS
\$1,049,000



JEFFERSON RUN RD, GREAT FALLS
\$1,900,000



SPRINGVALE RD, GREAT FALLS
\$1,499,000



SHERLIN LN, GREAT FALLS
\$1,150,000



GREAT MEADOW DR, RESTON
\$510,000



CARRIAGE HILLS DR, MCLEAN
\$830,000



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Jim Harris
Project Leader
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LET'S TALK Real Estate



by Michael Matese

Techno Luxury

The homebuyer of today is definitely concerned with keeping up—not with the Joneses, perhaps, but with the ever-changing face of technology. A fully appointed den or media room used to be an important selling point in a home—today, these things are de rigueur, standard in nearly every home on the market. In order to increase the market appeal of your home and be competitive with other homes of comparable structure, size and amenities for sale in your area, the new key selling point of a property is the home office. Once a rarity, the home office has evolved into the home's hub and center of operation and activity, often controlling every technological amenity of the house from one room. Modern home automation systems link lighting, heating and air conditioning systems, as well as audio-visual equipment, security systems and the scheduling of television, recording systems, stereo equipment and lighting fixtures. The modern home office isn't just for business professionals, technological connoisseurs, or the higher-earning set, either. Today's home technology features are high-end home amenities that are available across a wide range of budgets, turning an average home into an above-average home when it hits the market, giving tech-savvy dwellings a competitive market edge. Take a look at your home's wiring, routing and see what simple upgrades you could implement that would simplify your day-to-day living while you're in the home, and that could add top-dollar value to your home when it comes time to put it on the market. Ask yourself: Is your home techno-ready?

For professional advice on all aspects of buying and selling real estate, call:

MICHAEL MATESE
Long & Foster Realtors
301-806-6829

Mike@michaelmatese.com



McEneaney

ASSOCIATES, INC. REALTORS®



Old Town \$1,325,000

A walled garden joins this three-bedroom brick detached residence with a one-bedroom guest cottage. Warm wood floors, four fireplaces, formal and informal rooms assure complete comfort and dignified living. MLS# AX828816

Lauren Bishop
202.361.5079
www.laurenbishophomes.com



Alexandria \$1,049,000

Stately 4-bedroom brick colonial with a glorious sunroom, a gourmet kitchen, an inviting family room with a fireplace, and a 3-car side-loading garage situated in a bucolic setting on a quiet cul-de-sac. 1200 Essex Manor Court.

Pat Day & Mason Bavin
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Alexandria \$693,000

Happily Ever After - Out of a fairy tale, this 3-bedroom, 2-bath home will call your name the moment you walk up its winding front path. Fabulous fenced yard, patio, pergola and garden. 6414FifteenthStreet.com MLS# FX8289849

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Old Town \$1,245,000

Elegant home in prestigious Ford's Landing. Three bedrooms, three and half baths, two-car garage, in pristine condition throughout. Bright and airy with many upgrades. For more info, www.602batteryplace.com. MLS# AX8282014

Margaret Benghauser
703.989.6961
www.mrbenghauser.com



Alexandria \$453,900

Welcoming 3-bedroom home offers expanded living spaces, updated kitchen, delightful sunroom, original heart pine floors and wood-burning fireplace in open family room. Expansive, fenced yard on double lot with large deck. 3221 Memorial St.

Ann Duff
703.965.8700
www.annduff.com



Alexandria \$479,900

Warwick Village gem features upgraded eat-in kitchen, three finished levels, walk-out from main to deck, three bedrooms, two baths, fenced yard. Walk to "The Avenue" in Del Ray. 3021 Mosby Street.

Jen Walker
703.675.1566
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Alexandria \$849,000

Sweeping views of the DC skyline will captivate in this 16th floor penthouse with open floor plan, high-end finishes and closets galore. 2 master suites, plus a powder room, 2 parking spaces, fitness, sauna, pool and more...3101 N Hampton Dr #1611. MLS# AX8286943

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571.276.8116
www.janemanstof.com



Old Town \$749,000

Dramatic transformation of a historic townhouse with gleaming pine floors, high ceilings, & elegant moldings into a modern residence with new white kitchen & fabulous bath. Amazing deep garden & rear parking. 319 N Saint Asaph St. MLS# AX8286827

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Old Town Alexandria \$840,000

Come home to this stunning brick townhouse in Burges Square. 1800 SF, 3 bedrooms, 2.5 baths, fabulous kitchen. Quality updates throughout. Hardwood floors, fireplace, lots of storage, French doors open to patio. Off-street parking. MLS# AX8261160

Patricia Smith
703.728.4728
www.pat4pat.com



Alexandria/Mt Ida \$798,500

2,500 SF of space in this lovingly-cared-for home! Room for 2+ cars in the driveway, 4 roomy bedrooms; 2.5 remodeled baths; warm wood floors; large eat-in kitchen; family room with wood-burning fireplace and wet bar; and screened-in porch. 300 Aspen St.

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Alexandria \$425,000

Polished & pristine townhouse sparkles with recent updates: granite counter-top, designer backsplash, new stainless appliances, all baths updated, new carpet, yard improvements, the list is long! Near Huntington Metro. 5721 Lawsons Hill Ct. MLS# FX8287967

Mary Farrell
703.969.5522
www.choosmary.com



North Springfield \$449,000

On a cul-de-sac, this 4-bedroom, 2.5-bath, brick rambler features hardwoods, fresh paint, 2 fireplaces and updated kitchen. Outside, it's ready for warm weather with a fenced yard, large deck, built-in grill and fire pit. 7511 Ferber Pl. MLS# FX8286273

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JEFFERSON PARK \$1,085,000 | ttrsir.com/id/AX8258899
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WAYNEWOOD \$1,050,000 | ttrsir.com/id/FX8266202
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OLD TOWN \$3,200,000 | ttrsir.com/id/AX8275884
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PLEASE bring it to my new annual...
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WHEN: Saturday, March 15th
8:00 am – 12:00 pm

WHERE: McLean High School
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McLean, VA 22101
(In the parking lot at the Westmoreland entrance by the tennis courts)



Collection provided for:
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Manassas \$510,000
10797 Monocacy Way. Beautiful 4 year old brick front 2+ car garage home backing to woods. Open interior with lower level rec room, guest room with full bath. 4 Bedrooms upper level and 3.5 total baths. Area of many community amenities. Only 17 miles to Quantico and 15 miles to Potomac Mills. *Mary Smith 703-660-6345*



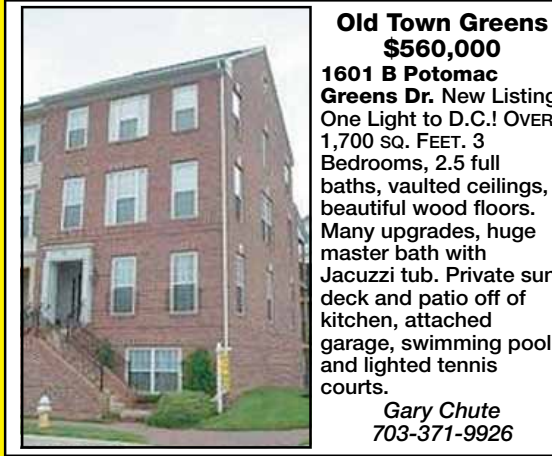
Alexandria \$3,400
1904 Leo Lane. Available April 1st. Beautiful open kitchen/living/dining area. Huge center island bar that opens into the living and dining room. Cozy family room with wood burning fireplace. Ample storage rooms in lower level, large play room, laundry/mud room with washer dryer. Fully fenced yard with gated drive, gazebo and shed. *Maren Seubert 703-835-2580*



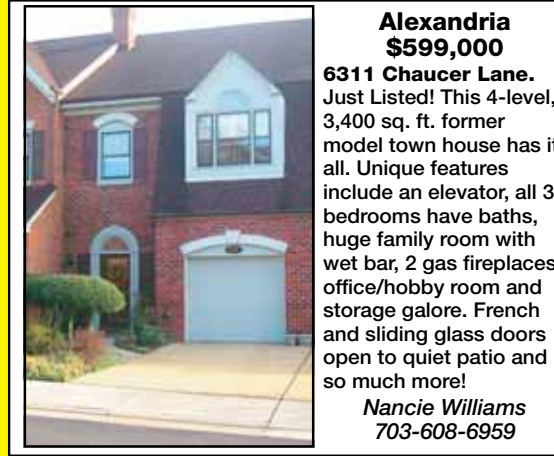
Alexandria \$437,000
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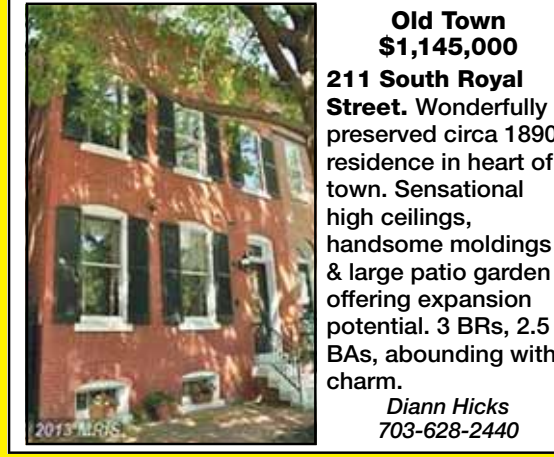


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Alexandria \$990,000
8271 Media Street. Must See! Stunning, new construction in Sunny View area of Alexandria. 6 Bedrooms, 5.5 Baths, 5,200 sq feet of living space. Huge 3rd level bonus room with Media suite built in. 2 master bdms; gourmet kitchen, all state-of-the-art with granite and KitchenAid. Lovely neighborhood. Short distance to Mount Vernon High School and G.W. Pkwy. *Leslie Atkinson 703-967-1471*



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 • Large Slate Patio looks to Rear Elevation
 • Remodeled Top to Bottom • Kitchen
 Stainless appliances and granite counters • Updated baths and windows throughout • Bright Sunroom spans depth of the residence • Formal Living Room with Masonry Fireplace and custom Built-in • Master Suite includes Dressing Room and Walk-in closet • Large Lower Level Family Room and 2 Bedrooms share a Morning Bar • Hardwoods • Irrigation System

7418 Park Terrace Drive \$825,000
 • Almost 1/2 Acre lot with mature and private landscaping • Solid brick and block construction
 • Two masonry fireplaces • Three full ceramic tiled baths
 • Upgraded eat-in kitchen features Hickory Cabinetry • Large Formal Rooms • A sunroom addition • Upper level features three generous bedrooms, two with double closets and two ceramic tiled baths
 • Bright walk-out lower level with large expanses of windows • Enormous family room with corner raised hearth fireplace • Oversized 2-car garage provides space for a workshop.

7209 Regent Drive
 • Incredible Curb Appeal & Landscape
 • Exterior Irrigation System • Extensive Hardscape and Custom Plantings
 • Master Suite Addition includes Sitting/Dressing Area, Walk-In Closet and Expanded Bath • Formal Living and Dining Rooms – Foyer Entry and Interior Vestibule • Lovely Paneled Family Room adjacent to Open Remodeled Kitchen • Extensive Hardwoods on Both Levels • Three Masonry Fireplaces

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Directions:
 28 south, right on Compton and right on Ordway to 7104 Ordway Rd. Call Lisa for more info 703-675-5461.

42886 Iron Bit Pl Chantilly, VA 20152

- Luxury home with over 7,000 sqft of finished living space sitting on private 3.3 acres of land
- 5 Bed/5 Bath/2 Half Bath
- Expansive 4 car garage
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- 2 sunrooms, one includes built-in library
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- Large master bedroom with sitting area, custom walk-in closets, and private balcony
- Two story foyer leads to grand master staircase
- Elegant, innovative, and unique design

RE/MAX Gateway The Lehman Team

For more info on your dream home
 Call Robert Herrity/Cynthia Lehman
 703-376-4118 or 703-587-7307

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Steve and Christy Meehan
 Joe Bavaria and Colleen Pavlick
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River Bend Estates • Open Sunday 3-16 1-4
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Beautiful home, beautiful location. Stone's throw from the Potomac river and bike path this lovely colonial home offers over 3500+ sq feet on 3 finished levels and amenities galore including updated kitchen, baths, formal living room and dining room, family room, lower level rec room, 4 BRS plus den, 3.5 baths, 3 fireplaces, 2 car garage, screened in porch, gorgeous lot and inground pool just waiting for your summer splash!!! \$925,000.

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Arlington REAL ESTATE

PHOTOS BY CRAIG STERBUTZEL/THE CONNECTION

IN JANUARY 2014,
131 ARLINGTON HOMES SOLD
BETWEEN \$1,600,000-\$94,000.

Top Sales in January, 2014



1 2807 Nottingham Street — \$1,600,000



4 6306 36th Street North — \$1,385,000



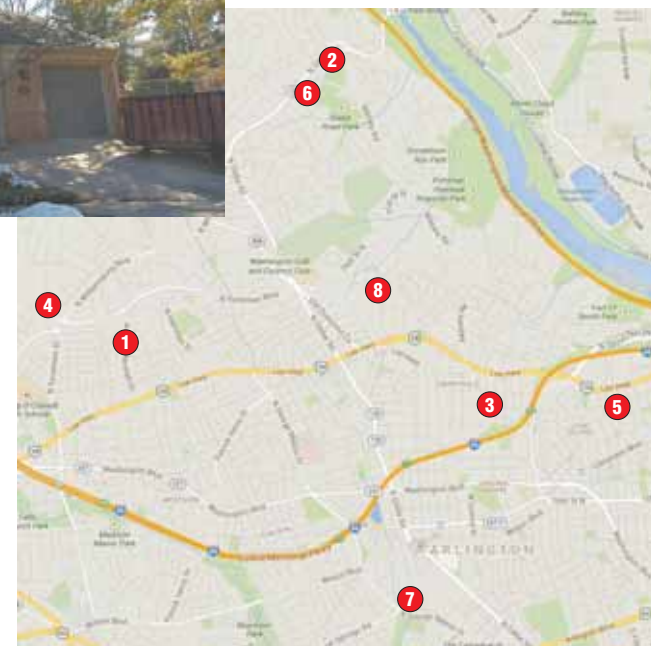
3 1821 Oakland Street — \$1,427,500



5 2527 18th Street North — \$1,375,000



6 3842 Tazewell Street North — \$1,059,000



© Google Map data

Address	BR	FB	HB	Postal City	Sold Price	Type	Lot AC	Postal Code	Subdivision	Date Sold
1 2807 NOTTINGHAM ST	6	5	1	ARLINGTON	\$1,600,000	Detached	0.18	22207	LEXINGTON VILLAGE	01/31/14
2 3829 RANDOLPH CT N	4	3	2	ARLINGTON	\$1,500,000	Townhouse	0.06	22207	ARLINGTON	01/31/14
3 1821 OAKLAND ST	5	4	1	ARLINGTON	\$1,427,500	Detached	0.18	22207	CHERRYDALE	01/13/14
4 6306 36TH ST N	5	4	0	ARLINGTON	\$1,385,000	Detached	0.24	22213	MINOR HILL	01/06/14
5 2527 18TH ST N	4	2	1	ARLINGTON	\$1,375,000	Detached	0.22	22201	LYON VILLAGE CLARENDON	01/10/14
6 3842 TAZEWELL ST N	3	2	2	ARLINGTON	\$1,059,000	Townhouse	0.09	22207	THE GLEBE	01/10/14
7 406 N WAKEFIELD ST	3	3	1	ARLINGTON	\$990,000	Townhouse	0.02	22203	BALLSTON GREEN	01/15/14
8 2355 VERNON ST N	4	3	1	ARLINGTON	\$964,500	Detached	0.18	22207	LEE HEIGHTS	01/10/14

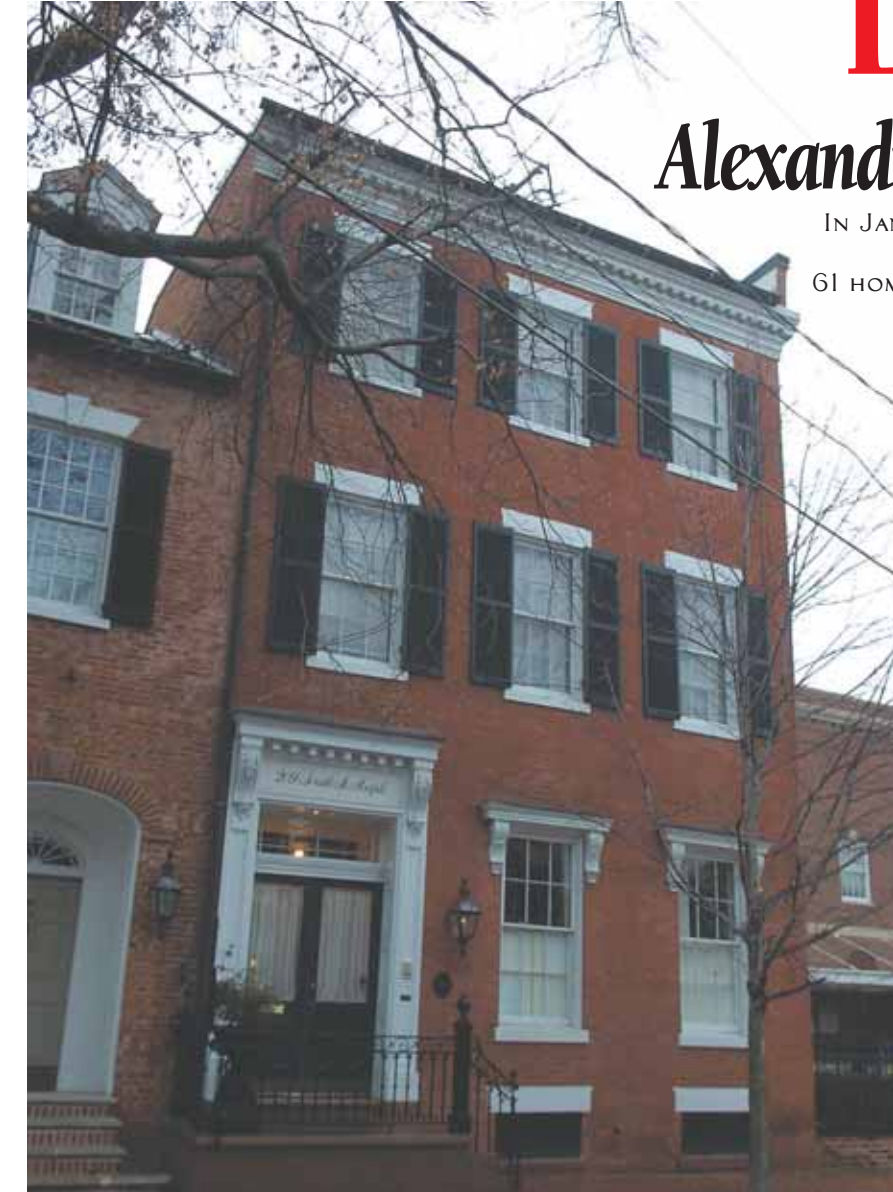
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PHOTOS BY CRAIG STERBUTZEL/THE GAZETTE

Local REAL ESTATE

Alexandria & Mount Vernon Top Sales in January 2014

IN JANUARY 2014, 91 ALEXANDRIA HOMES SOLD
BETWEEN \$2,900,000-\$119,810 AND
61 HOMES SOLD BETWEEN \$1,785,000-\$95,000
IN THE MOUNT VERNON AREA.



1 209 Saint Asaph Street South, Alexandria — \$2,900,000



2 6236 Radcliff Road, Mount Vernon — \$1,785,000

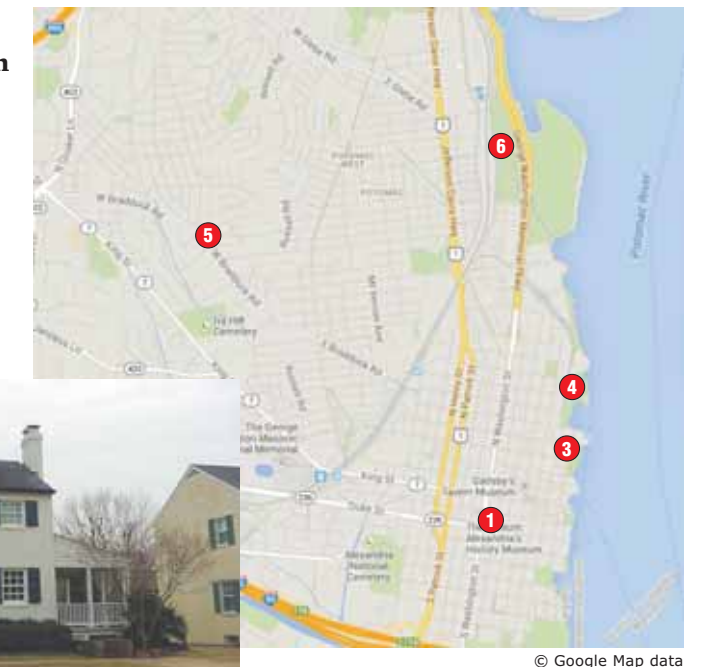


3 422 Union Street North, Alexandria — \$1,185,000

4 119 Montgomery Place, Alexandria — \$1,050,000



5 514 Fontaine Street, Alexandria — \$1,000,000



© Google Map data

Address	BR	FB	HB	Postal City	Sold Price	Type	Lot AC	Postal Code	Subdivision	Date Sold
1 209 SAINT ASAPH ST S	4	3	1	ALEXANDRIA	\$2,900,000	Semi-Detached	0.09	22314	OLD TOWN	01/06/14
2 6236 RADCLIFF RD	4	5	1	ALEXANDRIA	\$1,785,000	Detached	0.30	22307	BELLE HAVEN	01/30/14
3 422 UNION ST N	3	3	1	ALEXANDRIA	\$1,185,000	Townhouse	0.03	22314	OLD TOWN	01/07/14
4 119 MONTGOMERY PL	3	4	1	ALEXANDRIA	\$1,050,000	Townhouse	0.04	22314	RIVERGATE	01/17/14
5 514 FONTAINE ST	5	3	2	ALEXANDRIA	\$1,000,000	Detached	0.17	22302	JEFFERSON PARK	01/31/14
6 1851 POTOMAC GREENS DR	4	3	2	ALEXANDRIA	\$975,000	Townhouse	0.03	22314	POTOMAC GREENS	01/31/14
7 9406 OLD MOUNT VERNON RD	7	4	1	ALEXANDRIA	\$855,000	Detached	0.52	22309	MT VERNON GROVE	01/23/14
8 6921 FORT HUNT RD	4	2	3	ALEXANDRIA	\$850,000	Detached	1.40	22307	MARLAN FOREST	01/10/14

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Local REAL ESTATE

PHOTOS BY CRAIG STERBUTZEL/THE CONNECTION



Top Sales in January, 2014

1 7540 Clifton Road, Fairfax Station — \$2,250,000



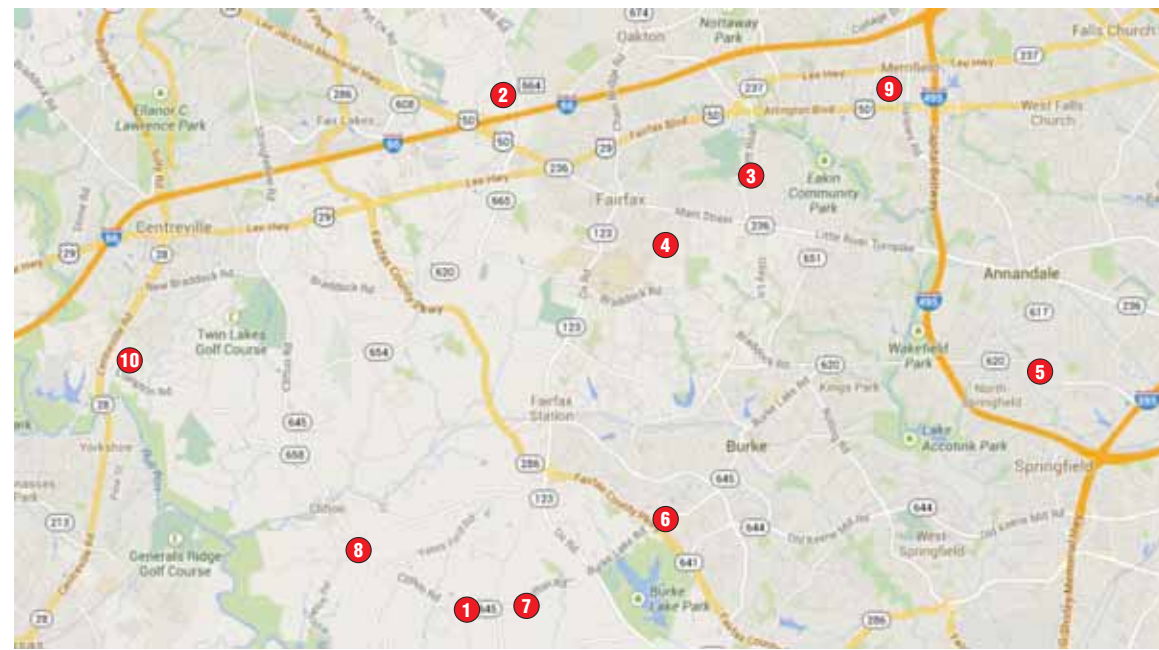
2 11394 Amber Hills Court, Fairfax — \$1,626,036



5 7111 Granberry Way, Springfield — \$1,060,000



6 6471 Lake Meadow Drive, Burke — \$1,037,500



Address	BR	FB	HB	Postal City	Sold Price	Type	Lot AC	Postal Code	Subdivision	Date Sold
1 7540 CLIFTON RD	7	.9	1	FAIRFAX STATION	\$2,250,000	Detached	4.82	22039	CRAFTTOWN	01/02/14
2 11394 AMBER HILLS CT	5	.5	2	FAIRFAX	\$1,626,036	Detached	1.08	22033	ESTATES AT FAIR OAKS	01/24/14
3 3518 SCHUERMAN HOUSE DR	5	.5	1	FAIRFAX	\$1,175,000	Detached	0.18	22031	PICKETT'S RESERVE	01/17/14
4 4212 ORCHARD DR	4	.3	1	FAIRFAX	\$1,150,000	Detached	0.33	22032	HALEMHURST	01/22/14
5 7111 GRANBERRY WAY	5	.5	2	SPRINGFIELD	\$1,060,000	Detached	0.37	22151	GRANBERRY ESTATES	01/06/14
6 6471 LAKE MEADOW DR	4	.4	1	BURKE	\$1,037,500	Detached	0.58	22015	EDGEWATER	01/31/14
7 11090 SANDY MANOR DR	4	.4	1	FAIRFAX STATION	\$960,000	Detached	5.00	22039	SANDY RUN FOREST ESTATES	01/20/14
8 7242 ARCHLAW DR	4	.3	1	CLIFTON	\$935,000	Detached	5.00	20124	CLIFTON TRAILS	01/31/14
9 2936 PENNY LANE	3	.3	0	FAIRFAX	\$917,286	Detached	0.20	22031	MOSAIC AT MERRIFIELD	01/28/14
10 6720 HARTWOOD LN	6	.4	1	CENTREVILLE	\$715,000	Detached	0.34	20121	NORTH HART RUN	01/21/14

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Potomac REAL ESTATE

PHOTOS BY DEB STEVENS/THE ALMANAC

IN JANUARY 2014, 26 POTOMAC HOMES SOLD BETWEEN \$2,675,000-\$293,000.

Top Sales in January, 2014



1 10840 Stanmore Drive — \$2,675,000



2 12504 Sycamore View Drive — \$2,330,000



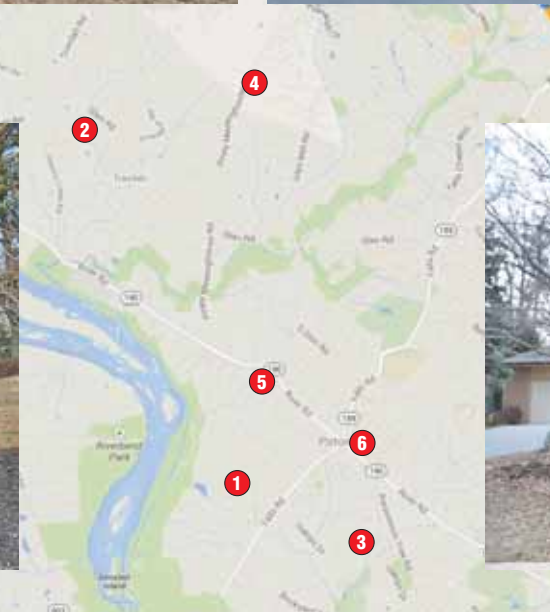
4 13111 Piney Meetinghouse Road — \$1,378,100



3 8946 Abbey Terrace — \$1,630,000



5 10825 Fox Hunt Lane — \$1,315,000



6 9909 Bluegrass Road — \$1,160,000

Address	BR	FB	HB	Postal City	Sold Price	Type	Lot AC	Postal Code	Subdivision	Date Sold
1 10840 STANMORE DR	6	.8	1	POTOMAC	\$2,675,000	Detached	2.08	20854	GREAT FALLS ESTATES	01/21/14
2 12504 SYCAMORE VIEW DR	7	.7	2	POTOMAC	\$2,330,000	Detached	5.28	20854	STONEY CREEK FARM	01/28/14
3 8946 ABBEY TER	6	.5	2	POTOMAC	\$1,630,000	Detached	0.33	20854	AVENEL	01/06/14
4 13111 PINEY MEETINGHOUSE RD	6	.6	2	POTOMAC	\$1,378,100	Detached	0.69	20854	GLEN MILL KNOLLS	01/31/14
5 10825 FOX HUNT LN	5	.4	0	POTOMAC	\$1,315,000	Detached	2.38	20854	POTOMAC OUTSIDE	01/03/14
6 9909 BLUEGRASS RD	5	.4	2	POTOMAC	\$1,160,000	Detached	0.49	20854	POTOMAC VILLAGE	01/21/14

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Local REAL ESTATE

PHOTOS BY CRAIG STERBUTZEL/THE CONNECTION

January, 2014 Top Sales in Great Falls, McLean, Vienna, Oakton, Reston and Herndon



1 8419 Brookewood Court, McLean — \$2,198,800



2 1418 Harvest Crossing Drive, McLean — \$1,850,000

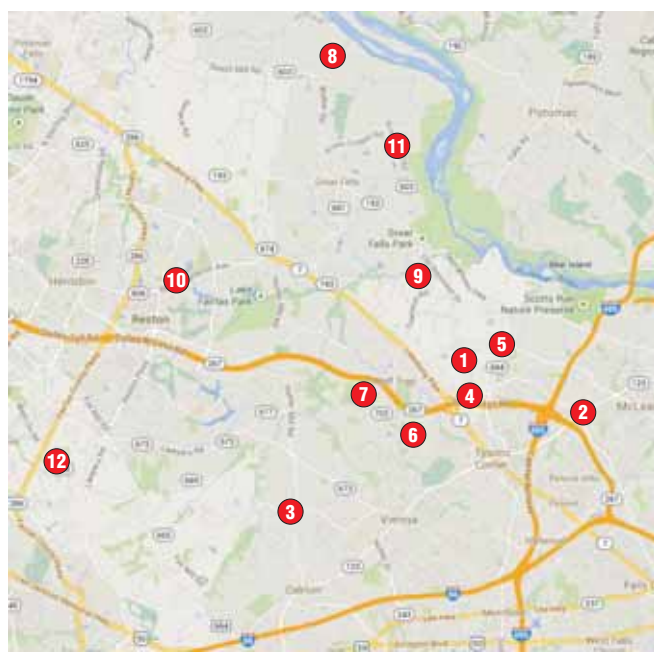


© GOOGLE STREET VIEW

8 9909 Windy Hollow Road, Great Falls — \$1,322,000



4 8500 Stony Point Court, McLean — \$1,660,000

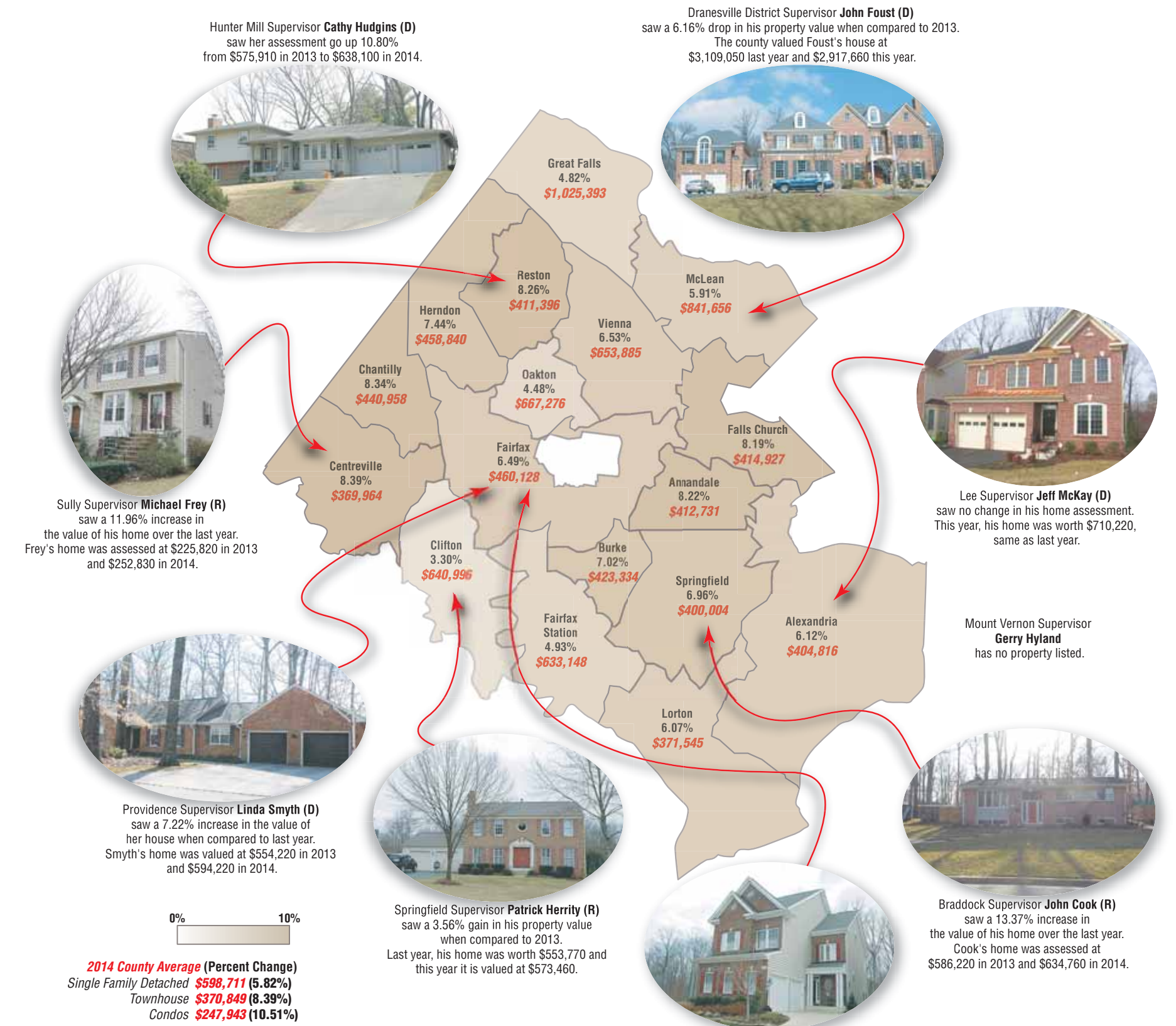


Address	BR	FB	HB	Postal City	Sold Price	Type	Lot AC	Postal Code	Subdivision	Date Sold
1 8419 BROOKWOOD CT	5	6	2	MCLEAN	\$2,198,800	Detached	0.70	22102	WOODLEA MILL	01/31/14
2 1418 HARVEST CROSSING DR	4	5	1	MCLEAN	\$1,850,000	Townhouse	0.07	22101	EVANS FARM	01/08/14
3 10406 OAKTON HILLS CT NE	5	5	2	OAKTON	\$1,700,000	Detached	1.72	22124	OAKTON HILLS ESTATES	01/08/14
4 8500 STONY POINT CT	6	5	1	MCLEAN	\$1,660,000	Detached	0.71	22102	STONY POINT	01/31/14
5 8103 RIDINGS CT	4	4	1	MCLEAN	\$1,500,000	Detached	0.84	22102	THE GREAT HAMPTONS	01/06/14
6 1681 DREWLAINE DR #5	5	4	1	VIENNA	\$1,355,764	Detached	0.35	22182	WOLF TRAP DOWNS SEC. 2	01/30/14
7 1652 WHITE PINE DR	6	4	1	VIENNA	\$1,350,000	Detached	0.83	22182	SYMPHONY MEADOWS	01/06/14
8 9909 WINDY HOLLOW RD	6	4	1	GREAT FALLS	\$1,322,000	Detached	1.72	22066	FALCON RIDGE	01/24/14
9 9115 WHITE CHIMNEY LN	4	3	1	GREAT FALLS	\$975,000	Detached	0.92	22066	LEIGH MILL COMMONS	01/16/14
10 1608 NORTH VILLAGE RD	3	2	1	RESTON	\$970,000	Detached	0.98	20194	RESTON	01/09/14
11 9212 MARIA AVE	3	2	1	GREAT FALLS	\$889,000	Detached	1.00	22066	GREAT FALLS ESTATES	01/29/14
12 2989 FRANKLIN OAKS DR	5	4	0	HERNDON	\$827,575	Detached	0.31	20171	FRANKLIN OAKS	01/08/14

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Fairfax County REAL ESTATE

2014 Assessments by Area



2014 County Average (Percent Change)
 Single Family Detached **\$598,711 (5.82%)**
 Townhouse **\$370,849 (8.39%)**
 Condos **\$247,943 (10.51%)**

ZIP CODE AREA	2013 MEAN	2014 MEAN	PERCENT CHANGE
Alexandria/Mount Vernon	381,426	404,816	6.12
Anandale	381,386	412,731	8.22
Burke	395,580	423,334	7.02
Centreville	341,337	369,964	8.39
Chantilly	407,026	440,958	8.34
Clifton	620,491	640,996	3.30
Fairfax	432,104	460,128	6.49
Fairfax Station	603,429	633,148	4.93
Falls Church	383,502	414,927	8.19
Great Falls	978,233	1,025,393	4.82
Herndon	427,060	458,840	7.44
Lorton	350,288	371,545	6.07
McLean	794,688	841,656	5.91
Oakton	638,692	667,276	4.48
Reston	379,741	411,096	8.26
Springfield	373,964	400,004	6.96
Vienna	613,796	653,885	6.53

for single family, townhouses and condominiums

The average assessed value of a single family home in Fairfax County for 2014 is \$598,711, up 5.82%

SOURCE: FAIRFAX COUNTY