



Spring 2015
HomeLifeStyle

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Burke
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His and Hers: Special Spaces

BY JOHN BYRD

On the face of it, adding a two-level structure to a 30-year-old brick house is not especially difficult. Essentially, Vienna homeowners Al Dobson and his wife Joan Davanzo each have a pet project — a spacious first level garage to house sport cars, motorcycles and '60s rock for him; a lovely sunroom comprised of floor-to-ceiling window walls for her.

Knock out the existing screen porch; slightly expand the footprint for the garage; sun room goes on top embracing the rear deck and pool; and, Bingo, it's done.

Yet as anyone who has lived in the Fairfax County for a while knows, no project is without complications, and add to this the problems of a sloping grade, set-back restrictions, strict rules on structures with lots of glass and the owner's desire to preserve all the surrounding trees, and suddenly there are the makings of an intricate engineering challenge.

"County rules on glass in new construction have been in place for over a decade,"

said David Foster, president of Foster Remodeling Solutions, the contractor the couple hired to execute the project.

"Our dogs can even look out the windows," Joan Davanzo said. "The design gives us a really a stunning view in all directions."

For Al Dobson, the favored hang-out now is his "man cave" garage which houses a Corvette, his Italian motorcycle and a sound system that plays choice sounds of the '50s and '60s. A racing enthusiast who participates in time trials at Summit Point, Dobson wanted a room that speaks to his passion for motor sports. Underfoot, an iconic checkerboard pattern set the tone for a private retreat decorated with '60s movie posters and other period memorabilia.

"It's a really peaceful spot to just relax," Dobson said. "That's what this process was always for, so I'm glad we pursued it."



Al Dobson and his new spacious garage to house his sports car, motorcycles and '60s rock memorabilia.

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Below, the sun porch emphasizes views. Extra large windows are insulated and wind-resistant.



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Spring Pop for the Real Estate Market?

Agents again optimistic for a strong spring

BY TIM PETERSON
THE CONNECTION

Just like last year, real estate agent Ron Kowalski is optimistic coming out of the winter doldrums. He runs Ron Kowalski Real Estate Group with Keller Williams Capital Properties, covering Lorton, Fairfax Station and Springfield.

“Expectations are again high for the spring market,” he said. That’s due in part to mortgage interest rates being attractively low, just like last year. “The rates haven’t gone up, as we all thought.”

Interest rates for a 30-year fixed mortgage, both nationally and in Virginia, weren’t quite as low in April 2014 (4.1-4.2 percent) as the year before (3.3 percent), according to the online real estate database Zillow. But with the economy gradually recovering, agents were feeling a surge coming on.

In 2014, “the year started off strong until we got up to about July and August,” said Rex Reiley, with RE/MAX Allegiance in the Mount Vernon area, “when things started to taper off a bit.”

Agents were also anticipating a raise in rates, but that didn’t happen. And now, the national and state interest rates are currently hovering around 3.8 percent for a 30-year fixed mortgage with a credit rating of 740 to 850 according to Zillow.

Though rates have dipped somewhat from a year ago, prices and available inventory have grown.

In the past year, Fairfax County has seen the average selling price of homes rise from \$491,144 to \$526,786 (a 7.3 percent increase) versus the Mid Atlantic Region average increase of 3.2 percent. Over the same period the number of active listings in the county increased from 1,634 to 2,198 (a 34.5 percent increase over last January). (Source: RealEstate Business Intelligence)

With the spring 2015 market preparing to bloom, agents are hopeful the low rates and available inventory will motivate more buyers and sellers to get off the fence and into the arena. Particularly because it’s unclear when rates might rise again.

“People don’t want to wait,” said Pattie Mancini, whose coverage area with Avery-Hess Realtors includes Springfield. She said her office has been hitting sales goals for the first time in over a year. “With prices going up, and interest rates might be going up, this is the perfect storm.”

Mancini said she’s seeing more “millennials” coming into the market in Springfield, and finding more houses available from older individuals who had been holding out while the market was worse over the last five years.

“The millennials are getting older,” she said, “seeing it’s not such a bad idea, and



PHOTO COURTESY OF PATTIE MANCINI
5409 Yorkshire St., in the Kings Park area of Springfield, listed at \$535,000.



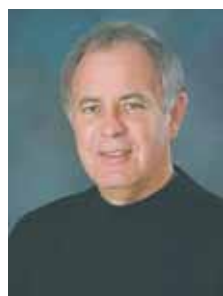
PHOTO COURTESY OF RON KOWALSKI
“The builder, McShay Communities from Springfield, is building four homes on spec since he’s optimistic about the spring market in this price range (\$949,900-\$1.3M),” said Ron Kowalski, of the new McDonald Estates development in Lorton. “We even painted, decorated and staged the model home (pictured, available for \$1.25M), which is rare for a seven-home development.” One active listing is 9324 Dachshund Drive, listed at \$949,900.



PHOTO COURTESY OF REX REILEY
8717 Falkstone Lane in Mt. Vernon Manor, Mount Vernon. “This house went on the market Feb. 25 and a contract was ratified Feb. 28th,” said Rex Reiley. “There were multiple offers because this was listed at \$370,000. The interior needed to be remodeled totally and with its low price, it attracted many investors and builders who will renovate it.”



PHOTO COURTESY OF REX REILEY
4505 Dolphin Lane, located in Yacht Haven, Mount Vernon, is listed at \$875,000. Its renovations include a two-floor addition on a half-acre lot.



Rex Reiley with RE/MAX Allegiance.



Ron Kowalski of Keller Williams Capital.



Pat Richter of Residential Preferred.



Pattie Mancini of Avery-Hess Realtors.

seeing more value in a mortgage than rent.”

Pat Richter with Residential Preferred Properties in Burke could use more sellers putting up their property. With more people gaining confidence in their economic stability, she said there are more buyers looking to “move up” in her area.

“For years, we haven’t had much of a move up market,” Richter said. “Now, people are starting to say this townhouse is

too small, this single family home is too small, and want a bigger one.”

With the move up market and more buyers looking to move into Burke, “It’s a good time to be a buyer,” she said. “But that doesn’t mean prices have escalated tremendously. It’s interesting because assessments all went up. Now starting April 1, we’ll see prices go up a little, pricing for the spring and summer market.”

Fairfax County mailed its 2015 real estate assessment notices Feb. 17: 74 percent of residential properties saw an increase.

SEE LOW INTEREST RATES, PAGE 7

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Historic Virginia in Gardens

Tour includes a rare private look at special properties in Fairfax County, Old Town Alexandria and Leesburg.

The Virginia Historic Garden Tour is an 8-day event that stretches across the Commonwealth. Each spring visitors are welcomed to over 250 of Virginia's most beautiful gardens, homes and historic landmarks. This event provides the opportunity to see unforgettable gardens at the peak of Virginia's springtime color, as well as beautiful houses sparkling with more than 2,000 flower arrangements created by Garden Club of Virginia members.

The Clifton Historic District, registered as a Virginia Historic Landmark, was a Civil War railroad stop and is filled with shops, memorable restaurants and restored homes. Clara Barton, founder of the American Red Cross, tended to soldiers after the Battle of Second Manassas at St. Mary's Church and the historic Fairfax Station, now a Railroad Museum.

A self-drive tour on April 21 features stables, vineyards, a world-class garden, Georgian-revival architecture, and a 10,000 square-foot contemporary home with a vanishing edge swimming pool – four private homes with gardens and two stables in all. Tour ticket includes a tea at the Clifton Presbyterian Church.

Tour proceeds fund the restoration and preservation of Virginia's historic gardens, and provide graduate level research fellowships for building comprehensive and on-going records of historic gardens and landscapes in the Commonwealth, and support the mission of the Garden Club of Virginia.

Clifton and Fairfax Station, Tuesday, April 21

This self-drive tour features stables, vineyards, a world-class garden, Georgian-revival architecture, and a 10,000 square-foot contemporary home with a vanishing edge swimming pool – four private homes with gardens and two stables in all. Tour ticket includes a tea at the Clifton Presbyterian Church. Advance Ticket Sales: \$30 at www.vagardenweek.org or email fairfaxtickets@vagardenweek.org. Visit www.gardencluboffairfax.blogspot.com for a list of local retailers selling tickets.

Old Town Alexandria, Saturday, April 18

Old Town Alexandria was in 1946 the third city in the country to create a historic district to preserve its downtown. Today it has 4,000 buildings with a historic designation. The April 18 walking tour in Old Town includes five row



PHOTO COURTESY OF GARDEN CLUB OF FAIRFAX

Nestled in an equestrian neighborhood, a 10,000 square-foot contemporary home was built in 2013 for an active family with young children. An immaculate two-stall stable is home to a beloved horse and a pony. The wife is an accomplished equestrian as evidenced by a tack room filled with trophies and ribbons.

Virginia Historic Garden Tour in Clifton and Fairfax Station

❖ 7014 Redlac Drive, Clifton Located in a pastoral setting with grazing horses nearby, this graceful 1987 Georgian Revival house draws its elegant inspiration from historic Williamsburg. Large rooms with arching Palladian windows overlook a formal boxwood knot garden and serene five-acre landscape. The hardwood tree canopy shades a hillside azalea and rhododendron

houses with courtyard gardens in this preserved area, and refreshments at St. Paul's Episcopal Church. In addition to the private properties featured, the tour ticket allows access to The Carlyle House Historic Park, Lee-Fendall House Museum and Garden, George Mason's Gunston Hall and George Washington's Mount Vernon Estate and Gardens. The tour is hosted by The Garden Club of Alexandria and Hunting Creek Garden Club. www.vagardenweek.org

Leesburg, Sunday and Monday, April 19-20

Leesburg was mapped and recognized by the Council of the Colony in 1758. Most of the 11 featured tour properties are located on two historic roads, Edwards Ferry Road and Cornwall Street. The neighborhoods offer a variety of architectural styles and well established gardens. This two-day Towne and Country tour features 11 properties and coincides with the Leesburg Flower and Garden Festival, which takes place on April 18 and 19.

garden with a bridge over a swale. Details inside include formal dining and living rooms with deep crown and base molding and regal blue and gold wallpaper. Antiques and the owners' serendipitous flea market finds abound. The foyer, with Currier and

Ives prints, leads to the living room with its 1876 grand piano. The dining room features a silver meat dome on the hunt board as well as a mahogany tea cart handmade in Honduras. The large oak table in the gour-

SEE HISTORIC GARDENS, PAGE 6



PHOTO COURTESY OF GARDEN CLUB OF FAIRFAX

The self-drive garden tour in Fairfax Station and Clifton in Fairfax County features stables, vineyards, a world-class garden, Georgian-revival architecture, and a stunning 10,000 square-foot contemporary home with a vanishing edge swimming pool – four private homes with gardens and two stables in all.

Luxury Apartments Popping Up

Renters want resort-like amenities and access to transportation.

BY MARILYN CAMPBELL
THE CONNECTION

After a long, hard day at work, Jordan Coleman comes home to a large apartment with modern amenities, including a 24-hour concierge, ample living space, a state-of-the-art fitness center and a pool. The apartment features high-end appliances and finishes as well as an open, flowing layout and large walk-in closets.

Coleman – a lawyer and Capitol Hill staffer – shares the pricey rent with a friend. The complex is owned by Avalon, which has properties in Arlington, Fairfax, Herndon, Falls Church, Tysons Corner and Vienna, Virginia, as well as Bethesda, Maryland, and Washington.

The demand for high-end apartments in the Washington, D.C., area is high, with rents soaring over the \$7,000 mark. There are some who say the luxurious living spaces and carefree lifestyles are worth the extra money.

“There are two kinds of people who would be inclined to spend that kind of money in the luxury rental market,” said David Freishtat, who teaches in the Masters in Real Estate Development program at the University of Maryland and practices law in Potomac, Md. “First there are fairly successful, young people who buddy up and share an apartment with two or three friends. They can afford to spend 35-40 percent of take home pay in housing. They don’t spend much on food because they don’t have a family to feed.”

“Empty-nesters who’ve sold their homes and decided to downsize are also inclined to rent high-end apartments. If they bought their house 20-30 years ago and sold it recently, they’re flush with cash,” said Freishtat. “They might be looking to buy a house in Florida or Arizona where there’s no income tax, but for the year and a half until they make that decision they’re going to live in a nice apartment because they’ve always lived in a nice house so they’re adaptable to those kinds of apartments.”

“These buildings ... are in great neighborhoods,” said Coleman. “They’re new construction and the layout is like you’re living in the suburbs, but with the convenience

of living in the city. There are kitchens, bathrooms, living spaces are fluid and the closets are ridiculously large.”

One of those neighborhoods is Reston Town Center in Reston, Va., with restaurants and shops and public transportation. A new, luxury apartment building will have 360 apartments with easy access to such a lifestyle.

At The Harrison, where rent runs from just under \$2,000 to as high as \$6,650 a month, residents are offered such amenities as a culinary demonstration kitchen; a private dining room for wine tastings; a gaming area that offers pool, shuffleboard, chess, and card tables, a massage room, a spin studio and a 24-hour gym with state-of-the-art equipment. The pet-friendly property even caters to four-legged friends with a dog park and pet spa.

“People now want to simplify

their lives,” said Karen A. Kossow, Vice President of Marketing, Community Realty Company, Inc. which provides leasing and management services for The Harrison.

Also at Reston Town Center is The Metropolitan, owned by Kettler, a real estate development firm based in McLean, Va., and which manages apartments throughout Northern Virginia. Residents at some of the firm’s properties pay more than \$7,000 a month for features such as 17-foot ceilings, floor-to-ceiling windows, wood flooring and ceramic tile bathrooms.

Kettler is also putting the finishing touches on The Acadia, a 411-unit, high-rise luxury apartment building in the Metropolitan Park section of Arlington, Va., and plans to begin leasing units this spring. In October, the firm will begin construction on m.flats Crystal City. It will be Kettler’s sixth property in the Pentagon-Crystal City neighborhood in Arlington.

At Bent Tree in Centreville, Va., managed by Lincoln Property Company, high-end units include



PHOTO COURTESY OF RENAISSANCE CENTRO

Easy access to public transportation and close proximity to restaurants and shops attract residents to luxury apartments communities like The Harrison at Reston Town Center in Reston.

cathedral ceilings, walk-in closets, lighted tennis courts, racquetball courts, a resort-style swimming pool, a cyber café, a fitness center, bike trails, barbeque and picnic areas and a spacious club

house where people can hang out. Proximity to transportation is another bonus, said Jeremy Feldman of Bent Tree. “You have the Fairfax Connector and we’re near the Metro.”

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Historic Virginia in Gardens

FROM PAGE 4

met kitchen is the perfect place to cook and share family meals. The bedrooms upstairs are filled with vintage linens and family heirlooms including the family's first-communication dress, and are connected by a central library furnished with an antique parlor set. Balconies overlook a shaded flagstone patio and swimming pool. The lower level contains a recreational area and bar with generous wine racks. An additional guest room and bath with a separate entrance completes the home's amenities for gracious entertaining. Dennis and Cyndy Patrick, owners.

❖ 7810 Willowbrook Road, Fairfax Station Nestled in an equestrian neighborhood, this 10,000-square-foot contemporary home was built in 2013 for an active family with young children on the site of their previous house. A handsome entrance of stone, leaded glass and ironwork leads to a spectacular open-plan living, dining and kitchen area designed by the fun-loving owners with year-round entertaining in mind. The kitchen has mosaic tile backsplashes, a walk-through pantry with etched glass doors and double granite-topped islands where everyone can join the fun cooking and baking. The living area contains a double fireplace and a backlit onyx bar. Large doors open to a long covered veranda fitted with retractable screens where family and friends enjoy dining outside during warm months overlooking the infinity-edge swimming pool. Other thoughtful details include an elevator, a home gymnasium and a separate garage for the children's bikes and toys. The immaculate two-stall stable on the property has attached horse trailer storage and is home to a beloved horse and a pony. The wife is an accomplished equestrian as evidenced by a tack room filled with trophies and ribbons. Local equestrians will be in the stable to answer horse-related questions. Garth and Heather Viar, owners.

❖ 7607 Willowbrook Road, Fairfax Station Serenity awaits visitors at this single-story California-style property. The experience begins on the long drive that winds past a riding ring and pastures. Slate steps lead to the entrance courtyard, where a koi pond and bamboo fountain set the warm spa-like mood of this wonderful home. The house, purchased in 2003, has been completely renovated by the current owners, and has been personalized with twin studies, an open-plan kitchen with state-of-the-art appliances, swirling honed grey and white granite counters and a bistro-style espresso coffee station. Clean, contemporary and connected to nature, the rooms along the back of the house each open to a series of graceful garden rooms with an entertaining deck, a yoga/meditation deck, an outdoor shower and a seating area surrounding a fire pit. Inside, visitors find delights like a glass conservatory and studio, a relaxing slate tiled guest bath with heated



COURTESY OF GARDEN CLUB OF FAIRFAX

Located in a pastoral setting with grazing horses nearby, this graceful 1987 Georgian Revival house in Clifton draws its inspiration from historic Williamsburg.

towel bar, solid cherry doors throughout, a master suite with his and hers dressing rooms and a sleek bath with heated marble floors. The eco-friendly, award-winning stable complex contains a four-stall barn, equipment storage, dry lots, round pen, composting system and pastures. Randall and Joan Onders, owners.

❖ Poplar Grove 11600 Lakewood Lane, Fairfax Station Time stands still at Poplar Grove. A curving driveway leads visitors through towering oaks and flowering cherry and plum trees to a slower, more gentle way of living. The warm cream colored Federal-style home was built in 1964 and renovated quite literally from the ground up in 2001. The owners, one a landscape architect of world-class talent and the other a graduate

of DuPage School of Horticulture and a seventh-generation Virginian, Poplar Grove Clifton - Fairfax Station carved a paradise of 18th-century grandeur out of what had been seven overgrown acres. The owners' passion and expertise brought to life a two-level Colonial parterre kitchen garden with boxwood topiary, oyster-shell walkways and a climbing-rose-covered chicken coop for collecting daily eggs. Nearby is a vineyard with over 400 Petit Verdot grape vines. Visit the swimming pool garden and follow a shady path that leads to the secret white garden with a pond and splashing fountain. In fact, fountains can be heard bubbling and splashing in every direction. Another fountain brings wandering guests to an alfresco dining area reminiscent of Charleston. Inside, visitors find grand moldings, sparkling

chandeliers and museum-quality artwork and antiques. This property is a must-see for antiques enthusiasts and avid garden designers alike. Master Gardeners will be available to answer questions in the gardens. Charles Prillaman and Parker Jennings, owners.

Places of Interest:

❖ Clifton Historic District. Well preserved and easy to walk, Clifton maintains the small-town feel of the turn of the twentieth century. Most homes were built in the late 1800s or early 1900s. Adaptive reuse is evident in the homes turned into thriving shops, businesses and restaurants. A stop on Virginia Civil War Trails, most of the buildings have plaques that explain their history. Watch for the commuter trains that still pass daily at the railroad crossing. Clifton-VA.com

❖ St. Mary of Sorrows Catholic Church, Ox Road and Fairfax Station Road. Dedicated in 1860, St. Mary's Catholic Church was built by Irish immigrants who came to work on the railroad. Here, Clara Barton nursed wounded soldiers evacuated from the Battle of Second Manassas. Still in use today, it is now a Historic District and a stop on the Virginia Civil War Trails. The cemetery grounds and grotto garden are open to the public. StMaryofSorrows.org

❖ Fairfax Station Railroad Museum, 11200 Fairfax Station Road. Originally built in 1852, the station was used as a supply base and hospital during the Civil War. The reconstructed station is a replica of the 1903 building including its separate waiting rooms. The museum, now run by Friends of the Fairfax Station volunteers, houses Civil War and railroad memorabilia and is a site on the Virginia Civil War Trails. Free admission to the museum and to the 1968 Norfolk Western cupola model caboose on tour day to HGW ticket holders. A picnic area is available. www.fairfaxstation.org

❖ Mason Neck State Park, 7301 High Point Road, Lorton. Opened to the public in April 1985, the park is celebrating its 30th anniversary this year. On Saturday, April 25, the park will host its annual Eagle Festival, which features music, food, displays by environmental organizations, information about eagles, wildlife shows, hayrides, birding tours and activities for adults and children. In conjunction with Historic Garden Week, a spring wildflower walk Photo courtesy of The Garden Club of Fairfax 68 Fairfax County 69 Clifton - Fairfax Station through the marsh and forest on one of the park's most popular trails is featured on the day of the festival.

Note that the Alexandria tour on April 18 includes a walking tour in Old Town of five row houses with courtyard gardens in this preserved area, and refreshments at St. Paul's Episcopal Church, plus the tour ticket allows access to The Carlyle House Historic Park, Lee-Fendall House Museum and Garden, George Mason's Gunston Hall and George Washington's Mount Vernon Estate and Gardens.

Low Interest Rates Give Agents Optimism for Spring

FROM PAGE 3

“Assessments matter because the tax burden is increasing on homeowners in many jurisdictions, particularly Fairfax,” said David Versel, senior researcher with the George Mason University Center for Regional Analysis.

Another burden on homeowners who may be waiting to enter the market is lingering insecurity over the effects of government sequestration.

“I gear it to federal government spending,” said George Mason professor of finance Gerald Hanweck. “When is that going to bottom out? When it does and they begin to spend again, then we’ll see a pickup.”

Rex Reiley is looking for that to happen soon, hoping that Congress signs off on a new budget and that it eliminates or reduces Sequester cutbacks. “If that happens, think we’ll see a big boom, with everyone confident in their employment again.”

Longer term, Hanweck is encouraged by an “up-surge in technology entrepreneurship” in Northern Virginia, as well as the development of the Inova research campus in Merrifield for attracting pharmaceuticals and biotech. But that impact on the real estate market could take years to notice, he said.

In the short term, he expects house prices in Fairfax County to fall slightly, forecasting a 2 percent drop in the median over the next few months in existing and new homes, a great opportunity for first-time

buyers who qualify for low-interest loans.

“Agents have a right to be optimistic,” said Hanweck. “At same time, they’ll have to work real hard to make the optimism pay off, selling about 97-98 percent of the listing price. That’s going to certainly drop, it’s just a matter of pricing.”

In Lorton, Ron Kowalski has observed steady sales overall in the last month, about one per day for the 22079 zip code as a whole. The “move up” segment of houses priced \$500,000 to \$800,000 has lagged behind the “low end” (under \$500,000) and upper tier (\$1 million and above).

He’s confident that increasing inventory coupled with the interest rates and “lenders loosening standards a little” will continue to help with affordability and drive sales into the spring, especially with first-time buyers.

But, he said more of his clients are researching properties on the internet before they meet with him. And that’s having a mixed effect on whether they decide to make a move or not.

“They’re getting a lot of information,” he said, “but so much is filtered through what they want to look at. There are both sides to the story. People focus on the one that sold super high or low. My issue is a lot of the information is self-directed.”

Kowalski doesn’t mind buyers or sellers coming into the market loaded with their own data; he’s just happy they’re there.



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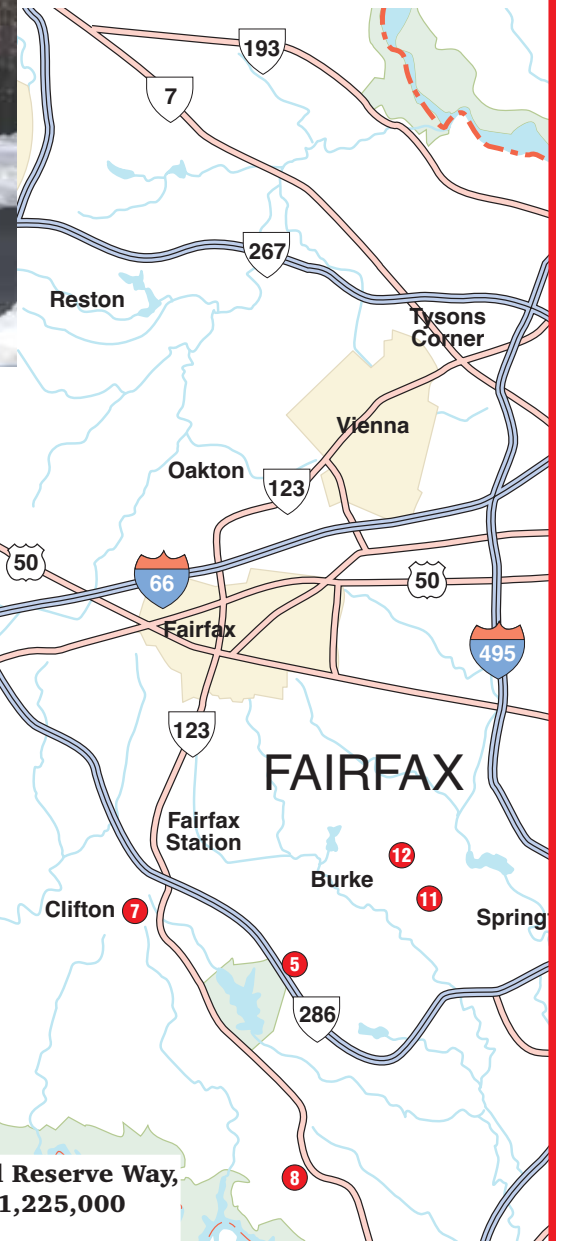


Local REAL ESTATE

PHOTOS BY CRAIG STERBUTZEL/
THE CONNECTION

January, 2015 Top Sales

2 7063 Balmoral Forest Road,
Clifton — \$1,415,700



3 12510
Yates Ford
Road, Clifton
— \$1,300,000



8 8740 Mountain Valley Road,
Fairfax Station — \$1,047,500



4 9407 Old Reserve Way,
Fairfax — \$1,225,000

Address BR FB HB .. Postal City Sold Price .. Type Lot AC PostalCode Subdivision Date Sold

1	12995 WYCKLAND DR	6	8	2	CLIFTON	\$2,100,000	Detached	5.00	20124	WYCKLAND	01/16/15
2	7063 BALMORAL FOREST RD	5	5	3	CLIFTON	\$1,415,700	Detached	3.00	20124	BALMORAL GREENS	01/23/15
3	12510 YATES FORD RD	3	2	0	CLIFTON	\$1,300,000	Detached	15.62	20124	PEPPER MILL FARM	01/08/15
4	9407 OLD RESERVE WAY	5	4	1	FAIRFAX	\$1,225,000	Detached	0.27	22031	PICKETT'S RESERVE	01/09/15
5	6511 BURKE WOODS DR	6	5	2	BURKE	\$1,150,000	Detached	0.83	22015	BURKE LAKE MEADOW	01/26/15
6	13102 BELLE COTE LN	5	4	1	FAIRFAX	\$1,100,000	Detached	0.83	22033	OAK HILL RESERVE	01/15/15
7	11311 CHAPEL RD	4	4	1	FAIRFAX STATION	\$1,060,000	Detached	5.00	22039	WOLF RUN HUNT	01/05/15
8	8740 MOUNTAIN VALLEY RD	5	4	1	FAIRFAX STATION	\$1,047,500	Detached	5.91	22039	HAMPTON HILLS	01/13/15
9	10687 YORKTOWN CT	3	4	1	FAIRFAX	\$1,005,000	Townhouse	0.05	22030	JAGUAR/YORKTOWN	01/06/15
10	5105 BEBE CT	5	3	1	CENTREVILLE	\$802,000	Detached	0.17	20120	FAIRLAKES CROSSNG	01/26/15
11	6114 GARDEN RD	4	3	1	SPRINGFIELD	\$729,000	Detached	0.19	22152	LEE-BROOKE	01/16/15
12	5413 MOUNT GREENWICH CT	4	2	1	BURKE	\$715,000	Detached	0.23	22015	SIGNAL HILL	01/15/15



10 5105 Bebe Court, Centreville — \$802,000

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