

25592 Arthur Place, Chantilly, VA 20152

LOXXXXXX

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|-------------------|-------------------------------------|
| Price | \$925,000 |
| Subdivision | CEDAR HUNT |
| Year Built | 2005 |
| SF | 5,537 |
| Levels | THREE |
| Bedrooms | FOUR |
| Baths | FOUR FULL, ONE HALF |
| Taxes 2017 | \$9,383 |
| HOA Fee | \$78 MONTHLY |
| Heat | GAS & ELECTRIC |
| Cooling | ELECTRIC |
| Hot Water | GAS |
| Fireplace | GAS |
| Outdoor Living | HEATED POOL, PATIO, FOUNTAINS, DECK |
| Parking | 3-CAR SIDE LOAD GARAGE |
| Elementary School | HUTCHISON FARM |
| Middle School | J MICHAEL LUNSFORD |
| High School | FREEDOM |

For photos and movie tour visit TraciSellsVirginia.com



TRACI OLIVER

REALTOR
703 505 7614
Traci@TraciOliverTeam.com
TraciSellsVirginia.com

Long & Foster | Christie's
International Real Estate
13135 Lee Jackson Mem Hwy, 100
Fairfax, VA 22033 | 703 968 7000

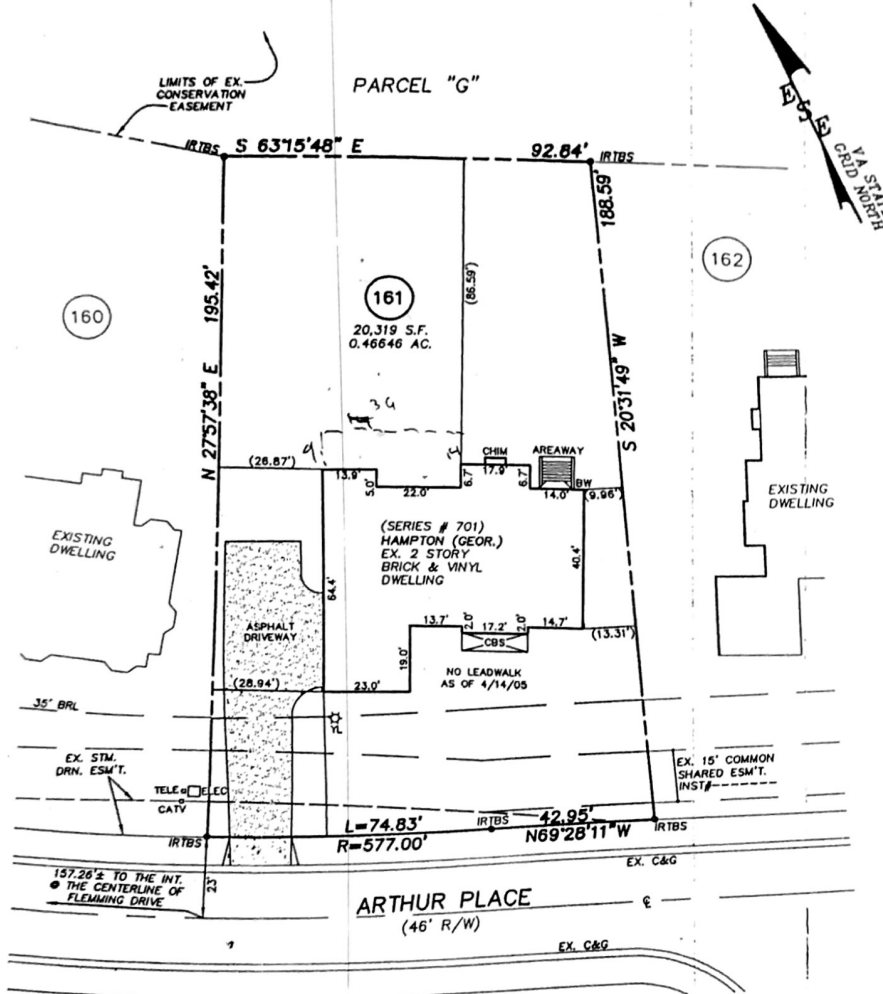


NOTE:

THIS PROPERTY LIES IN FLOOD ZONE X, AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51107C 0370 D DATED JULY 5, 2001.

ALL BUILDING DIMENSIONS AND BUILDING TIES TO THE PROPERTY LINE SHOWN HEREON ARE TO THE OUTSIDE FOUNDATION WALL PER A WALL CHECK CERTIFICATION PERFORMED BY EASTERN STATES ENGINEERING ON JANUARY 27, 2005 AND APRIL 14, 2005.

LOCATION OF ALL EXISTING IMPROVEMENTS ON THIS PROPERTY HAS BEEN ESTABLISHED BY TRANSIT AND TAPE SURVEY AND UNLESS OTHERWISE NOTED THERE ARE NO ENCROACHMENTS EITHER WAY. THIS SURVEY HAS BEEN PREPARED WITHOUT A TITLE REPORT. IRON PINS WILL BE SET AT ALL LOT CORNERS BY EASTERN STATES ENGINEERING, INC.



LEGEND

- IRTB - IRON ROD TO BE SET
- TOAS - TOP OF AREAWAY
- TOBS - TOP OF BASEMENT SLAB
- TOW - TOP OF WALLS ELEV.
- TOGS - TOP OF GARAGE SLAB
- D/W - DRIVEWAY SPOT
- T/C - TOP OF CURB
- C&G - CURB AND GUTTER
- BRL - BUILDING RESTRICTION LINE

PERMIT #: B-40224480100

HOUSE:

TYPE: (HAMPTON GEORGIAN)

FND. OPTIONS LISTED:

- #018 - DAYLIGHT BASEMENT
- #156 - WALKOUT BAY I.L.O. STANDARD WINDOWS
- #532 - PALLADIAN KITCHEN ADDITION
- #851 - DOUBLE WIDE ROOSTER TAIL IN REAR OF DRIVEWAY
- #91619201 - BRICK RETURNS

NOTE: ESM'T. DEED BOOK AND PAGE #'S ARE LISTED WITH FINAL LOTS UNLESS OTHERWISE NOTED

FINAL HOUSE LOCATION SURVEY
LOT # 161

**CEDAR HUNT
SECTION TWO**

INTS. # 200308210108825
DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

CERTIFIED CORRECT



ESE EASTERN STATES ENGINEERING

21 MAIN STREET
P.O. BOX 0526
ROUND HILL, VIRGINIA 20141
TEL: (540) 751-1840
FAX: (540) 338-5091

DATE: 4/19/05
CHK'D: C.P.

SCALE: 1"=40'
JOB #: 1379

FILE: M:\CEDARHUNT-2\F5-161
DRAWN: M.E.B.