

25315 Justice Drive, Chantilly, VA 20152

LO10220239

Price	\$765,000
Year Built	2006
SF	5,228
Levels	THREE
Bedrooms	FOUR
Baths	FOUR FULL & ONE HALF
Taxes 2017	\$7,494
HOA Fee	\$87 MONTHLY
Heat	NATURAL GAS/ HEAT PUMP ~ 2 ZONES
Cooling	ELECTRIC/HEAT PUMP ~ 2 ZONES
Hot Water	NATURAL GAS
Parking	2 CAR GARAGE
Fireplace	GAS
Outside Living	DECK, FENCED BACKYARD, BACKS TO TREES & TRAIL
Elementary School	LIBERTY
Middle School	J MICHAEL LUNSFORD
High School	FREEDOM
Community Amentities	POOLS, SOCCER FIELDS, TENNIS COURT, PLAYGROUNDS
House Improvements	IRRIGATION SYSTEM ECOBEE THEROMSTATS 2018 NEW LED RECESSED BULBS THROUGHOUT 2018 NEW PROJECTOR & AUDIO RECEIVER 2018 NEW BEDROOM CEILING FANS 2017 NEW DISHWASHER 2017 NEW WASHER & DRYER 2017

For photos and movie tour visit TraciSellsVirginia.com



TRACI OLIVER

REALTOR

703 505 7614

Traci@TraciOliverTeam.com

TraciSellsVirginia.com

TTR Sotheby's International Realty

6723 Whittier Ave Suite 100

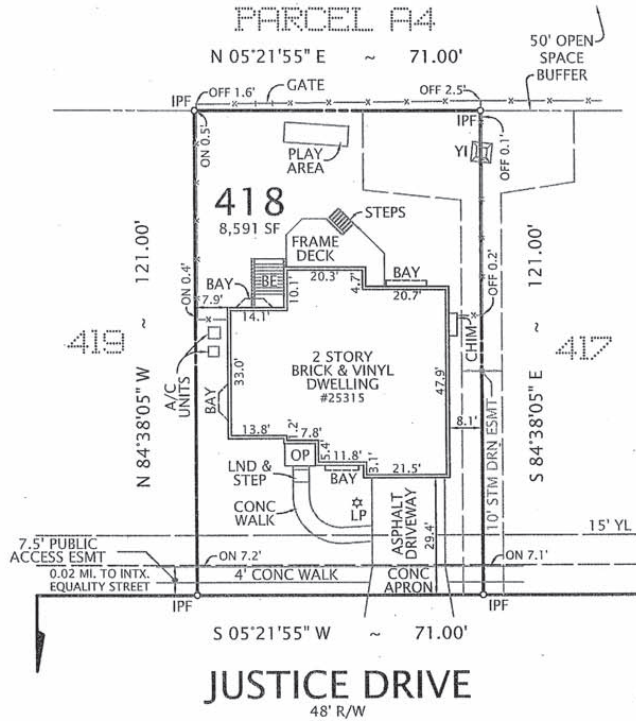
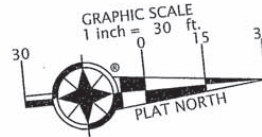
McLean, VA 22101

703 319 3344



- NOTES: 1. FENCES ARE PICKET.
 2. BE RETAINING WALLS ARE 0.7' CONCRETE.
 3. UTILITIES ARE UNDERGROUND.

SURVEY CONDUCTED IN SNOW.
 SOME IMPROVEMENTS MAY NOT
 HAVE BEEN VISIBLE.



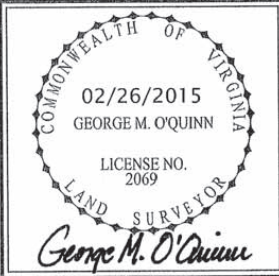
PLAT
 SHOWING HOUSE LOCATION ON
 LOT 418, SECTION 89
SOUTH RIDING STATION
 (INSTR #200601310009413)
 LOUDOUN COUNTY, VIRGINIA
 DULLES DISTRICT
 SCALE: 1" = 30' FEBRUARY 26, 2015

NS / S

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I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 A TITLE REPORT WAS NOT FURNISHED.



ORDERED BY:
 PERRINO ~ SHAH
 CAPSTONE TITLE AND ESCROW

DOMINION Surveyors Inc.
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX: 703-799-6412

CASE NAME: SHAH

CASE NO: VA15-0037

#150223013