

# TTR | Sotheby's

INTERNATIONAL REALTY

27588 Equine Court, Chantilly VA 20152 LO9991416

## Major Home Features

- 4-zone Carrier Infinity HVAC System (zones: Main Level, Lower Level, Master Bedroom, Remaining Upper Level)
- Spray Foam Insulation throughout w/ additional 1" Air Stop insulation in Attic
- Tankless natural gas hot water heater
- 5" handscraped hardwood floors on main & upper levels
- Wainscoting, crown moulding & recessed lights throughout entire home
- Custom built-ins throughout
- All baths w/ custom cabinetry, quality countertops & high-end fixtures
- Plantation Shutters
- 3 gas fireplaces
- 5 Bedrooms, 4.5 baths
- Public Water/Sewer

## Kitchen Features

- Thermador Professional Grade appliances:  
Built-in refrigerator  
Wall oven w/ warming drawer  
6-burner range
- Yorktowne Cabinetry w/ 3/4" dovetail finish & soft close feature
- Veggie/Prep Sink
- Under counter lighting
- Walk-in pantry
- Over-sized island
- Granite counters & designer backsplash
- 18" x 18" tile flooring
- Large breakfast area
- Attached mudroom w/ built-in cubbies/bench

## Basement Features

- Walkout w/ full-size windows
- Coretec XL HD flooring (Hardwood look, yet withstand water & heavy use)
- Custom Wet Bar w/ quartz counter, ice machine, dishwasher, beverage refrigerator, quality cabinetry
- Full bath w/ steam shower, marble vanity, updated tile
- Built-in cubby for guest pool towels
- Media area w/ gas fireplace
- Home gym w/ sliding barn door
- 5th bedroom
- Extensive storage area

## Exterior Features

- Hardiplank Siding & Brick
- Brick wrap-around water table
- Brick & paver walkway, covered brick stoop & covered front porch
- 8' Mahogany & glass front doors
- 3-car+ attached garage w/ 2nd story storage area
- 28 X 30 2-car detached garage w/ 2nd story storage area
- 13 zone irrigation system
- 20' x 40' saltwater pool w/ pebble finish, natural gas heater, automatic safety cover, winter cover, attached hot tub
- Outdoor kitchen w/ granite bar, trellis, natural gas fueled built in grill, burners, sink
- 14 x 16 screened porch, deck & stairs w/ waterproof under roofing
- Paver patio, Pool decking, Putting green
- Wooden playset & Fenced rear yard
- Extensive professional landscaping
- Hot/cold exterior hose bibs
- 30-year architectural shingle roof
- 3.97 acres



## TRACI OLIVER

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ALL EASEMENTS SHOWN ARE RECORDED IN INSTRUMENT # 200412150134294 UNLESS OTHERWISE NOTED.

(L1) N 07°52'27" E 31.91'

\*\*\* ± 800' TO EQUINE PATH WAY



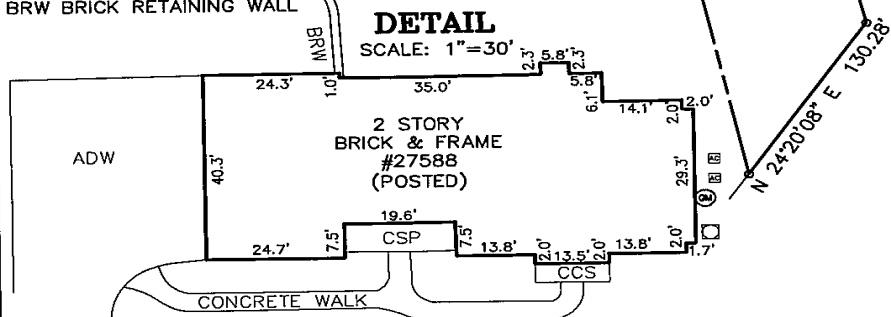
PARCEL "D"

FLOOD NOTE: THE PROPERTY DELINEATED HEREON IS SHOWN ON COMMUNITY-PANEL NUMBER 51107C0425 MAP D (JULY 5, 2001) OF THE LOUDOUN COUNTY FLOOD INSURANCE RATE MAP AS BEING IN ZONE X (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN).  
PIN 170-15-4306-000

**LEGEND**

- \* EX. 10' L.C.S.A. WATER METER EASEMENT
- \*\* SEE DETAIL
- CLEANOUT
- ☆ LIGHT POLE
- BRICK COLUMN
- ▣ AC UNIT
- ⊙ GAS METER

ADW ASPHALT DRIVEWAY  
CSP COVERED SLATE PORCH  
CCS COVERED CONC. STOOP  
EP EDGE OF PAVEMENT  
BRW BRICK RETAINING WALL



HOUSE LOCATION SURVEY  
LOT 82  
SECTION 2  
**CEDAR CREST**

INSTRUMENT #200412150134294  
DULLES ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA

PERMIT #B00084050100  
NO CORNER MARKERS SET

SCALE: 1" = 100'

P:\1006 - Cedar Crest\1006-16-006\Survey\WC-SECT-2\FHLS-LOT 82.dwg

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ELECTRONIC EQUIPMENT AND/OR TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

THIS SURVEY HAS BEEN PREPARED WITHOUT A CERTIFIED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

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WALL CHECK DATE: 4/22/10 DRW: SBN CHK:	FINAL DATE: 7/22/10 DRW: SBN CHK:	RECERT. DATE: DRW: CHK:
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