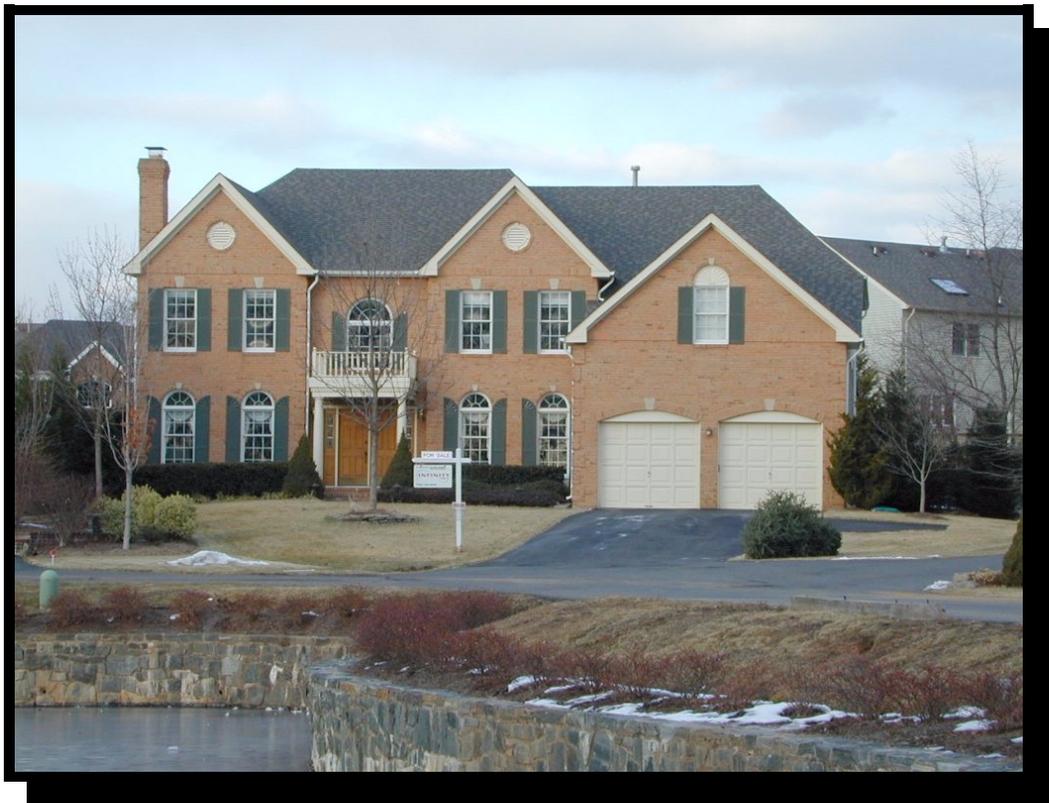


*Glen Baird, Real Estate Broker
Presents:*

A 4 Bedroom 4.5 Bath Brick Front Colonial
Located on Premium Water View Lot



*12744 Misty Creek Lane
Fairfax, VA 22033*

Special Features

Main Level

- 9 Foot ceilings and two story foyer with terraced staircase
- Hardwood floors throughout main level
- Floor to ceiling windows in living room and dining room
- Living room with recessed lights and gas fireplace with marble surround
- Crown and chair rail molding in living room and dining room
- Light filled two story family room with skylights and gas fireplace
- French doors between family room and study
- French doors between living room and study
- Built-in cabinets and bookshelves in study
- 42 Inch white-on-white kitchen cabinets with built-in desk and kitchen island
- Corian counter tops with ceramic tile back splash
- Double oven, Jenn-Air downdraft gas cooktop, and under mount sink
- Abundant food storage in large kitchen pantry
- Back staircase from bedrooms to kitchen
- Separate laundry off kitchen
- 40 Foot deck with hot tub
- 2 Car garage with auto door openers

Upper Level

- 4 Large bedrooms and 3 full baths
- Luxury master bedroom with tray ceiling
- Separate shower and soaking tub in master
- Picture window over soaking tub w/ view
- Double vanity sinks in master bath
- 20 Foot walk-in closet in master bedroom
- Princess suite with full bath
- Shared buddy bath between bedroom 3 and 4

Lower Level

- Light filled 7 foot areaway
- Large finished 40 foot Rec. room
- Finished home theater area
- 40x12 Unfinished storage area
- 75 Gallon gas water heater
- Full bath
- Furnace Humidifier
- Gas furnace

Exterior and More

- Premium lot with stone fenced pond view (Don't forget your skates)
- Grand curb appeal with brick front, 2 car garage, and private driveway
- Low maintenance exterior and invisible fence pet containment system
- Lawn irrigation system
- Recessed hot tub in deck
- Community pool, tennis court, and club house across the street.
- Convenient to route 50, 29, Fairfax County Parkway, Fair Oaks Mall, Fair Lakes Shopping, Golfing, Community Pool, Walking Paths, and much more.

MLS#:FX3383367

Address: 12744 MISTY CREEK LANE

List Price: \$595,900.

Postal City: FAIRFAX

State: VA

Zip Code: 22030

Legal Subdivision: CENTURY OAK

Model Name: MADISON

Age: 7

Year Built: 1994

HOA Fee: \$76

Frequency: QUARTERLY #Lvl: 3

#Fpl: 2 (LR & FR)

Schools:

Elementary: Navy

Middle: Franklin

High School: Chantilly

Bedrooms Upper: 4

Full Baths Upper: 3

Full Baths Lower: 1

Half Baths Main: 1

Room	Dem.	Level	Flooring	FP	Room	Dem.	Level	Flooring
Living Room:	19x13	Main	Wood	Gas	Bedroom-Master:	17x16	Upper	Carpet
Dining Room:	15x13	Main	Wood		Master-Sitting Room	15x13	Upper	Carpet
Family Rm:	22x14	Main	Wood	Gas	Bedroom 2-Princess	16x11	Upper	Carpet
Study:	14x12	Main	Wood		Bedroom 3-Jack & Jill:	13x11	Upper	Carpet
Kitchen:	25x15	Main	Wood		Bedroom 4-Jack & Jill:	12x12	Upper	Carpet
Laundry Rm:	15x6	Main	Vinyl		Bedroom-Fifth:	16x12	Upper	Carpet
Foyer/Hall	10x12	Main	Wood		Rec. Room:	40x15	Lower	Carpet
Garage	23x21	Main	Concrete		Unfinished Area	40x12	Lower	Other

Other Rooms: Study, Laundry-Kit Lvl, Lndry-Sep Rm, Storage Room, Utility Room, Family Rm, MBR w/ Sitting R, Rec. Rm,

Main Entrance: Foyer, Two Story Foyer, Center Hall

Dining/Kitchen: Breakfast Room/Morning Room, Fam Rm Off Kit,

Kit. Breakfast Bar, Island, Kit. Table Space, Sep Dining Room

Appliances: Cktp-Dwn Drft, Dishwasher, Disposal,

Dryer, Exhaust Fan, Humidifier, Icemaker, Oven-Double, Oven-Wall, Refrigerator, Washer

Amenities: Built-in Bookcases,

Draperies, Drapes/Curtains, FP Glass Doors, FP Mantels, FP Screen, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Tag Items

Excl, Tub-2 + person, Walk-in Closet(s), Wood Floors, W/W Carpeting

Security: Electric Alarm, Monitored, Motion

Detectors

Windows/Doors: Atrium Doors, Dble Pane Wind, French Doors, Palladian Windows, Six Panel Doors, Skylight(s)

Walls/Ceilings: 9'+ Ceilings, 2 Story Ceilings, Vaulted Ceilings

Basement: Yes Basement Type: Full, Walkout Stairs with Areaway

SQFT - Total Finished: 4802

Above Grade Fin/Unfin: 3877

Below Grade Fin/Unfin: 925/925

Directions:

FAIRFAX COUNTY PARKWAY SOUTH, LEFT ON RUGBY, LEFT ON MISTY CREEK TO PRIVATE DRIVE ON RIGHT.

Remarks:

Stone Enclosed Pond w/ Overwhelming Reflections Shimmering Off Pond. Formal Main Level Features: Formal LR & DR w/ Full Length Windows, Hardwood Flrs, 9 Ft Ceiling, 2 Story Foyer, 2 Story Family Room w/ Skylights & Gas Fireplace, Gourmet Kit. w/ 6ft Island, Jenn-Air Cooktop, Corian Counter Tops, Double Wall Oven, Breakfast Bar, Back Staircase to Kit. & Rec. Rm.. Master Bedroom w/ Sitting Rm, Tray Ceiling, Luxury Ba.w/ Skylights.

EXTERIOR

Exterior: Hot Tub, Underground Lawn Sprinkler, Deck

Exterior Construction: Brick and Siding

Roofing: Shingle-Asphalt

Original Builder: Toll Brothers

Lot Size: 11678

Acres: 0.27

Type of Garage: Attached

of Garage Sp: 2

UTILITIES

Heating System: Forced Air, Zoned

Heating Fuel: Natural Gas

Hot Water: Natural Gas, 60+ Gallon Tank

Water: Public

Cooling Fuel: Electric

Sewer/Septic: Public Sewer

Cooling System: Central A/C, Zoned

TV/Cable/Comm: CATV/Dwelling, Udgrd Utils, 220 Line

FINANCIAL INFORMATION

Total Taxes: \$4,987.

Land: \$118,500

Improvements: \$286,620

Yr Assessed: 2000

Tax Year: 2000 Special Tax Assessment: \$4

Tot Tax Assessment: \$404,120.

Possession: Settlement, 30-60 Days CD,

Community Amenities: Community Ctr, Jog/walk Path, Party Room, Pool-Outdoor, Tennis Courts

Rules: Altr/Arch Chgs, Fencing, Other HOA Fee Includes: CAM, Management, Tennis Courts, Outdoor Pool.

LEGAL INFORMATION

Tax Map #: 45-2-11- -201

Lot: 201

Section: 2A

Contract Info: Comp-Settled Price, No Home Sale Contingencies

Disclosures: Prop Disclaimer, Subject to VA POA

Listing Agent Name: GLEN BAIRD Home Phone: (703)691-8419

Home Fax: (703)691-1165

Broker Name: INFINITY REALTY INT'L, INC.

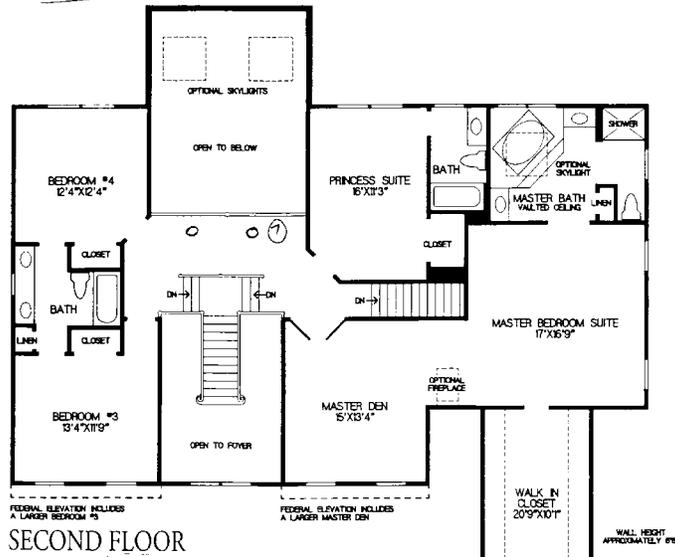
Broker Address: 11130 MAIN STREET, FAIRFAX, VA 22030 703-691-8419

Visit it us at www.nvahomes.com/mistycreek

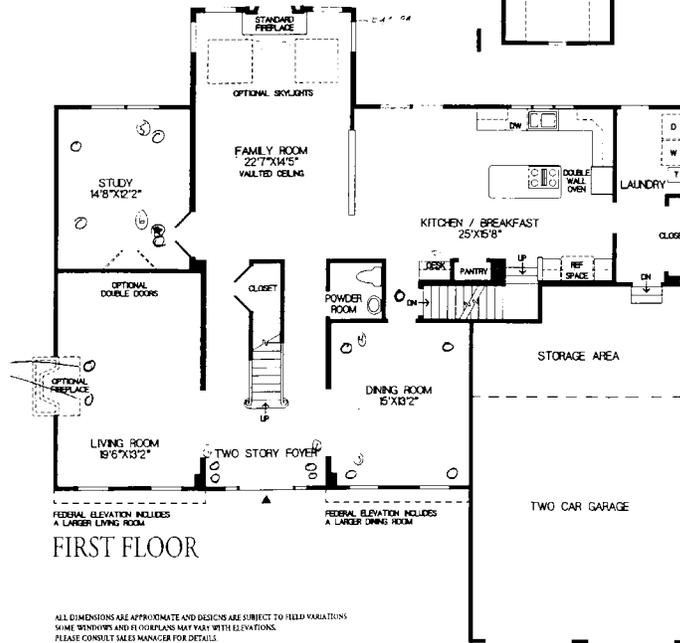
Your home sold for never more than 4 1/2 % Total Commission

FLOOR PLAN Not Drawn to Scale

Upper Level



Main Level



ALL DIMENSIONS ARE APPROXIMATE AND DESIGNS ARE SUBJECT TO FIELD VARIATIONS
 SOME DIMENSIONS AND FINISHES MAY VARY WITH ELEVATIONS
 PLEASE CONSULT SALES MANAGER FOR DETAILS
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House Location

