

*Glen Baird, Real Estate Broker
Presents:*

A 5 Bedroom 3.5 Bath Brick Front Colonial
Located on a Cul-de-sac Lot



*13104 Peach Leaf Pl.
Fairfax, VA 22030*

Special Features

Main Level

9 Foot ceilings and two story foyer
Open floor plan
Full length windows in living room, dining room, and library
Hardwood floors in foyer
Chair rail molding in dining room
Light filled morning room with skylights
Extended family room with wood burning fireplace and ceiling fan
Set of French doors from foyer to library
18 Foot library with 9 foot walk-in bay window
42 Inch kitchen cabinets with built-in desk
Kitchen corner sink with windows, double oven, and recessed lights
Abundant food storage in large kitchen pantry
5 Foot kitchen island
Separate laundry off kitchen
36 Foot deck off family room
2 Car garage with auto door openers

Upper Level

5 Large bedrooms and 3 full baths
Luxury master bedroom with vaulted ceilings
Separate shower and soaking tub in master
Picture window over soaking tub w/ view
Double vanity sinks in master bath
Walk-in closet in master bedroom
Princess suite with full bath
Two sets of corner windows in Princess Suite

Lower Level

Open 8 foot areaway
Double doors to backyard
9 Foot ceilings
34x38 Unfinished main area
75 Gallon gas water heater
Sump pump protection
Furnace Humidifier
Gas furnace

Exterior and More

Grand curb appeal with brick front, 2 car garage, and cul-de-sac lot
Low maintenance exterior and landscaping
Great community with tot lot, tennis court, and special events
Convenient to route 50, 29, Fairfax County Parkway, Fair Oaks Mall, Fair Lakes
Shopping, Golfing, Community Pool, Walking Paths, and much more.

MLS#:FX3365370

Address: 13104 PEACH LEAF PL.

List Price: \$449,900.

Postal City: FAIRFAX

State: VA

Zip Code: 22030

Legal Subdivision: WILLOW PONDS

Model Name: SHAW EXTENDED

Age:5

Year Built: 1995

HOA Fee: \$42

Frequency: QUARTERLY #Lvl:3

#Fpl: 1 IN FAMILY RM

Schools:

Elementary: GREEN BRIAR WEST

Middle: LANIER

High School: FAIRFAX

Bedrooms Upper: 5

Full Baths Upper: 3

Full Baths Lower: 0

Half Baths Main: 1

Room	Dem.	Level	Flooring	FP	Room	Dem.	Level	Flooring
Living Room:	15x12	Main	Carpet		Bedroom-Master:	17x16	Upper	Carpet
Dining Room:	13x11	Main	Carpet		Bedroom-Master 2	16x15	Upper	Carpet
Family Rm:	23x15	Main	Carpet	Wood	Bedroom-Third:	13x11	Upper	Carpet
Library:	18x12	Main	Carpet		Bedroom-Fourth:	12x12	Upper	Carpet
Kitchen:	19x16	Main	Vinyl		Bedroom-Fifth:	16x12	Upper	Carpet
Laundry Rm:	12x6	Main	Vinyl		Unfinished Basement:	34x38	Lower	Concrete
Foyer/Hall	6x11	Main	Wood					
Morning Rm	11x14	Main	Vinyl					
Garage	23x21	Main	Concrete					

Other Rooms: Den/Stdy/Lib, Laundry-Kit Lvl, Lndry-Sep Rm, Solarium, Storage Room, Utility Room

Main Entrance: Foyer, Two Story Foyer Dining/Kitchen: Breakfast Room/Morning Room, Fam Rm Off Kit,

Appliances: Dishwasher, Disposal, Exhaust Fan, Ice maker, Oven-Double, Oven/Range-Electric, Range hood, Refrigerator

Amenities: Auto Gar Dr Opn, FP Screen, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Shades/Blinds, Sump Pump, Tub-Soaking, Walk-in Closet(s), Wood Floors, W/W Carpeting Security: Electric Alarm, Monitored, Motion Detectors

Windows/Doors: Casement, Dble Pane Wind, French Doors Walls/Ceilings: 9+ Ceilings, 2 Story Ceilings, Vaulted Ceilings

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

SQFT - Total Finished: 3600+ Above Grade Fin/Unfin: 3600+/ Below Grade Fin/Unfin: /1622

Directions:

29 WEST, RIGHT ON STRINGFELLOW, RIGHT ON AUTUMN WILLOW, LEFT ON WHISPER WILLOW, RIGHT ON PEACH LEAF TO 13104..... ONLY 5 YEARS OLD.....

Remarks:

5 Bedrooms on upper level. 9 Foot ceilings throughout main level. Light filled Morning Rm Extension with skylights. 2 Car garage. Custom 30 foot deck. Lavish master suite with vaulted ceilings, ceiling fan, and his and her walk-in closets. Sumptuous master bath with oversized soaking tub with picture window, double vanities, and separate shower. Enormous Princess Suite with full bath and 2 corner windows. Bedrooms 2 and 3 share bath. Hardwood Floors in Foyer. 23 Foot Family Room with Fireplace and Ceiling Fan. 18 Foot Library with 9 foot walk-in Bay Window. Gourmet Kitchen with Island, Corner Sink with Windows, Recessed Lights, and Double Oven.

EXTERIOR

Exterior: Deck, Sidewalks

Exterior Construction: Brick and Siding Roofing: Shingle-Asphalt

Original Builder: Centex

Lot Size: 11203 Acres: 0.26

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: \$3,913. Land: \$82,500

Improvements: \$235,370

Yr Assessed: 2000

Tax Year: 2000 Special Tax Assessment: \$3

Tot Tax Assessment: \$317,870.

Possession: Settlement, 0-30 Days CD,

Community Amenities: Jog/walk Path, Tennis Courts, Tot Lots/Plygrd

Rules: Altr/Arch Chgs, Fencing, Other

Condo/Coop Fee Includes: CAM, Management, Tennis Courts, Tot Lot(s)/Plygrd

LEGAL INFORMATION

Tax Map #: 55-3-10- -59

Lot: 59

Section: 2

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.

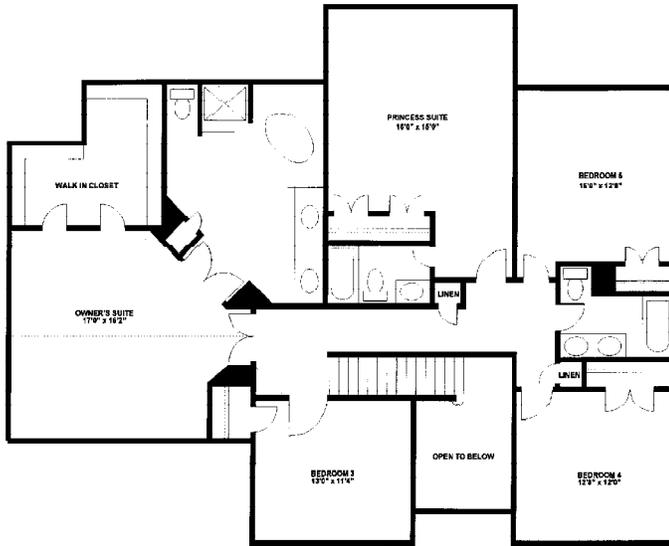
Broker Address: 11130 MAIN STREET, FAIRFAX, VA 22030 703-691-8419

Visit it us at www.nvahomes.com/peachleaf

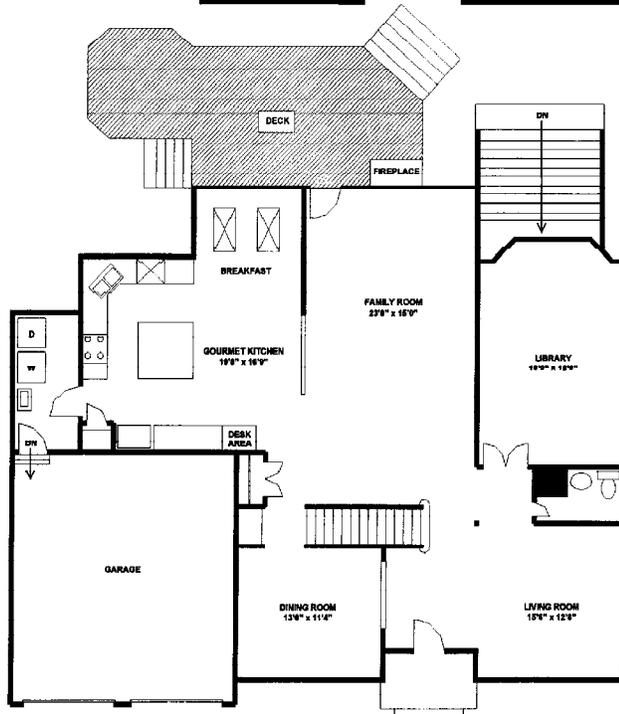
Your home sold for never more than 4 1/2 % Total Commission

FLOOR PLAN Not Drawn to Scale

Upper Level



Main Level



House Location

