

Glen Baird, Real Estate Broker

Presents:

A Brick Front Split Foyer on Nearly 3.5 Acres
Featuring 4 Bedrooms, 3 Baths, Finished Family Room
and a 2 Car Side Entry Garage



24 Rose Hill Farm Drive
Stafford, Virginia 22554



All information deemed reliable but not guaranteed and should be confirmed through other sources.



Interior Features

- Neutral carpeting and fresh paint
- 4 Bedrooms
- 3 Bathrooms
- Master suite with full bath
- Finished family room and full bath on lower level
- Wood burning fireplace in family room
- Separate laundry room on lower level



Kitchen

- Door access to deck
- Stainless steel sink
- Generous cabinet space
- Table Space



Exterior and More

- 3.53 Acres
- Deck
- 2 car side load garage
- New exterior paint
- New Gutters
- Upgraded roof and HVAC
- Upgraded garage doors and double pane windows
- Convenient to Route 95, Shopping, and much more



Status: ACTIVE **Address:** 24 ROSE HILL FARM DR **List Price:** \$279,900
Postal City: STAFFORD **State:** VA **Zip Code:** 22554-6401
Class: Residential **Election District:** 2 **Ownership:** Fee Simple, Sale
Listing Type: Modified/Excl **Legal Subdivision:** ROSE HILL FARMS **Advertised Subdivision:** ROSE HILL FARMS
Old Map: 5K11 **TBM Map:** 1240E6 **Area:** 2-3 **Lot Size:** 153767 **Tax ID#:** 18-C- - -3
Total Tax: \$1,876 **Tax Year:** 2002 **Age:** 26 **Year Built:** 1977 **HOA Fee:** None
Style: Split Foyer **Type:** Detached **#Lvls:** 2 **#Fpl:** 1

INTERIOR

	Total	Main	Lower 1
Bedrooms	4	3	1
Full Bath	3	2	1
Half Bath	0	0	0

SCHOOLS

Elementary School: ROCKHILL
Middle School: AJ WRIGHT
High School: NORTH STAFFORD

Room	Dimensions	Level	Flooring	Fireplace
Living Room:	21x12	Main	Carpet	
Dining Room:	11x10	Main	Carpet	
Bedroom-Master:	13x11	Main	Carpet	
Bedroom-Second:	13x10	Main	Carpet	
Bedroom-Third:	8x8	Main	Carpet	
Bedroom-Fourth:	16x8	Lower	Carpet	
Kitchen:	17x11	Main	Vinyl	
Family Room:	21x12	Lower	Carpet	Wood Burning
Garage		Lower		
Foyer			Vinyl	

Other Rooms: Lndry-Sep Rm, Main Lvl BR, Family Room

Main Entrance: Split Foyer, Foyer

Interior Style: Floor Plan-Traditional **Dining/Kitchen:** Sep Dining Rm, Kit-Table Space **Appliances:** Refrigerator, Stove, Exhaust Fan, Dryer, Dishwasher, Range hood, Icemaker, Washer

Amenities: MBR-BA Full, Shades/Blinds, W/W Carpeting, Drapes/Curtains

Security: Electric Alarm **Windows/Doors:** Dble Pane Wind **Walls/Ceilings:** Dry Wall **Basement:** Y

Basement Type: Walkout Level, Fully Finished **Basement Entrance:** Side Entrance, Outside Entrance

SQFT - Tot Fin: 2152 **Above Grade Fin/Unfin:** 1352/0 **Below Grade Fin/Unfin:** 800/0

Directions:

195 TO COURTHOUSE RD WEST, L ON SHELTON SHOP RD, R MOUNTAINVIEW, L ON ROSE HILL

Remarks:

This will not last long. Over 3.5 Acres of Land Just 10 Minutes from Route 95, 4 Bedroom, 3 Full Baths, 2 Car Side Load Garage, Large Eat-In Kitchen with Door to Deck. Family Room with Wood Buring Fireplace, New Gutters, Newer Roof, Paint-Interior and Exterior, Carpet, HVAC, Garage Doors, Double Pane Windows, Security System, Heavy Woods Provided Total Privacy. Paved Driveway.

EXTERIOR

Exterior: Deck **Exterior Construction:** Brick Front, Brick and Siding **Roofing:** Shingle-Asphalt
New Construction: N **Lot Size:** 153767 **Acres:** 3. **Lot Description:** Trees/Wooded
PARKING: Garage, Drvwy/Off Str **Type of Garage:** Attached **# of Garage Sp:** 2

Property Condition: Shows Well

UTILITIES

Heating System: Heat Pump(s) **Heating Fuel:** Electric **Hot Water:** Electric **Water:** Well **Cooling Fuel:** Electric
Sewer/Septic: Sept=# of BR **Cooling System:** Ceiling Fan(s), Heat Pump(s), Central A/C

FINANCIAL INFORMATION

County: \$1,876 **Total Taxes:** \$1,876 **Land:** \$47,200 **Improvements:** \$117,400 **Yr Assessed:** 2002

Tax Year: 2002 **Tot Tax Assessment:** \$164,600 **Possession:** Settlement

Community Amenities: None **Rules:** None

LEGAL INFORMATION **Tax Map #:** 18-C- - -3 **Lot:** 3A **Section:** 2 **Zoning Code:** A2

Disclosures: Prop Disclaimer

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 us at www.nvahomes.com/rosehill

Your home sold for never more than 4% Total Commission

