



**Status:** ACTIVE

**MLS#:** FQ7705248

**Postal City:** Warrenton

**Class:** Residential

**Listing Type:** Excl. Right

**Legal Subdiv:** STUYVESANT ACRES

**Advertised Subdiv:** STUYVESANT ACRES

**Model Name:**

**Tax ID:** 6984-27-1749

**Age:** 21

**Style:** Colonial

**Total Taxes:**

**Year Built:** 1991

**Type:** Detached

**Address:** 312 ROEBLING ST

**County/State:** FAUQUIER, VA

**Election District:** 7

**Inc. City/Town:** WARRENTON

**Date Avail:** 15-Feb-2012

**ADC Map:** 25K5

**Area:** 23-1

**Tax Year:**

**Tot Sqft - Fin:** 0

**TH Type:**

**List Price:** \$1,750

**Zip Code:** 20186-2424

**Ownership:** Fee Simple, Rental

**TBM Map:**

**Lot AC/SF:** 0.32/14,039

**HOA Fee:** /

**C/C FEE:** /

**# Levels:** 3

**# Fireplaces:** 1

<u>INTERIOR</u>	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
<b>Bedrooms:</b>	4	0	4	0	0	0	ES:
<b>Full Baths:</b>	2	0	2	0	0	0	MS:
<b>Half Baths:</b>	1	1	0	0	0	0	HS: Fauquier

**Room List:** Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Family Rm, Unfinished Bsmt, Library, Den/Stdy/Lib

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Living Room	15 x 13	Main	Wood	
Dining Room			Wood	
Bedroom-Master	18 x 13	Upper 1	Carpet	
Bedroom-Second	12 x 11	Upper 1	Carpet	
Bedroom-Third	12 x 11	Upper 1	Carpet	
Bedroom-Fourth	9 x 8	Upper 1	Carpet	
Kitchen	21 x 11	Main	Vinyl	
Family Room	23 x 21	Main	Wood	Wood Stove
Unfinished Basement		Lower 1	Concrete	
Library	11 x 10	Main	Wood	

**Main Entrance:** Foyer, Hall

**Interior Style:** Floor Plan-Traditional

**Dining/Kitchen:** Kit-Country, Kit-Table Space, Sep Dining Rm

**Appliances:** Air Cleaner, Dishwasher, Disposal, Exhaust Fan, Microwave, Refrigerator, Stove, Washer

**Amenities:** Attach Mstr Bath, Attic-Access Only, Auto Gar Dr Opn, Built-in Bookcases, Chair Railing, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA

**Full, Master Walk-in Closet, W/W Carpeting, Washer/Dryer Hookup, Wd Stove Insrt, Wood Floors**

**Property Condition:** Shows Well

**Security:**

**Windows/Doors:** Dble Pane Wind, Screens, Sliding Glass Dr

**Walls/Ceilings:**

**Basement (Y/N):** Yes



Basement Type: Connecting Stairway, Outside Entrance, Unfinished, Walkout Level

Basement Entrance: Connect Stair, Outside Entrance

Handicap: None

Unit Description:

R-Factor Basement:

Tot Sqft - Fin: 0

R-Factor Ceiling:

Above Grade Fin/Unfin: /

House Dimensions:

R-Factor Walls:

Below Grade Fin/Unfin: /

Tax Living Area: 2,454

**DIRECTIONS:** I-66 TO RT29S AT GAINESVILLE, RT29S TO WARRENTON, BEAR R ON RT29S BUSINESS (LEE HIGHWAY) TO L WINCHESTER ST TO R NORTH COURT TO STOP SIGN. 312 WILL BE DIRECTLY IN FRONT OF YOU ACROSS ROEBLING.

**AGENT REMARKS:** Available mid-February. Lg. 4-BR, 2 1/2-BA colonial on cul-de-sac town. Exceptionally lg. fam rm + library on main level, eat-in kitchen, dining rm, deck, nicely landscaped yard, 2-car gar. HENLEY APPLICATION IN DOCUMENT SECTION. Make sure AGENT and applicants read 1st page. Certified funds required for application fee and 1st months rent with application.

**INTERNET REMARKS:** Lg. 4-BR, 2 1/2-BA colonial located on cul-de-sac in Town of Warrenton. Exceptionally lg. fam rm + library on main level, eat-in kitchen, dining rm, deck, nicely landscaped yard, 2-car gar.

**EXTERIOR**

New Construction: No

Buiding Sites/Lots:

Soil Type:

Exterior: Deck

Exterior Construction: Vinyl Siding

Lot Description: Cul-de-sac

Other Structures:

Roads:

Roofing:

Topography:

Transportation:

View Exposure:

Transfer Development Rights:

Builder Name:

Lot Dimensions:

Wooded Acres:

Lot Sqft: 14,039

Lot Acreage: 0.32

Total Units:

Fenced Acres:

**PARKING:** Drvwy/Off Str, Garage, Street

Type of Garage: Front Loading Garage

Type of Carport:

Parking Block/Square:

Parking Space #:

# Garage Spaces: 2

# Carport Spaces:

Parking Inc in List Price:

Parking Inc in Sale Price:

# Assigned Spaces:

Parking Lot:

**UTILITIES**

Heating System: Forced Air

Cooling System: Ceiling Fan(s), Central A/C

Hot Water: Natural Gas

Water: Public

TV/Cable/Comm:

Heating Fuel: Natural Gas

Cooling Fuel: Electric

Sewer/Septic: Public Sewer

Metering:

**FARM:** No

**WATER:** No

**VACATION:** No

**FINANCIAL INFORMATION**

Lease Clause: Carpet Cleaning, Dip./Military Only Transfer Clause, LB Application, LB Lease, No Smokers, Pets-Not Allowed

Tenant Responsible: All Utilities, Fpl/Flue Clean, Frz Wtr Pipe Dmg, Gutter Cleaning, Lawn/Tree/Shrub Care, LBulbs/Filters/Fuses/Alarm

Care, Minor Ext Maint, Minor Int Maint, Trash Rem Chrg, Window/Screens

Rent Includes: HVAC Maint

Rent Special: Certified Funds Required, Comp/Annl Lease, Prop Mgt Rental, Unfurnished

Security Deposit: \$1,750

Move In Fee: \$0

Pets Allowed: No

Project Approved:

Possession:

Tenants Rights: None

Current Financing/Loan:

New Financing:

Cash to Assume:

Amortized Years:

Special Assessment:

Pet Deposit: \$0

Elevator Use Fee: \$0

Repair Deductible: \$0.00

Owner/Private Finance:

Balloon- # of Years:

Remaining Yrs:

Processing Fee: \$35

Interest Rate:

Annual Rent Income:

Special Assessment 2:

Date Available: 15-Feb-2012

Min Lease: 12

Max Lease: 12

Years:

Rental Year:

Remaining Yrs:



**LEGAL INFORMATION**

Lot: 64B	Block/Square:	Section:	Phase:
Parcel Number:	Liber #:	Folio #:	Zoning Code: 10
Master Plan Zoning:	Historic Designation ID:		Tax Map #:
Contract Info:			
Disclosures: None			
Documents:			
Special Permits:			

**OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION**

Owner 1 Name: Kang	Home #:	Office #:
Showing Contact 1: DON KHOURY	Home #:	Office #: (540) 341-4350
	Monthly Rent:	Lease Exp. Date:
Show Instructions: Call 1st-Lister, Sign on Property, Show Anytime, Vacant		
Show Time: -	Show Days:	
Prop Mgmt Company: HENLEY MANAGEMENT REALTY, INC	Office Phone: (540) 341-4350	Fax#: (540) 341-4326
Prop Mgr's Name: UNKNOWN MANAGER	Phone: (800) 468-4350	

**LISTING AGENT/BROKER/COMPENSATION**

Listing Agent: DON KHOURY , ID: 3015753	Home: (540) 341-4350	Home Fax: (540) 341-8753
Cell Phone:	Agent Office: (540) 341-4350	Pager:
Agent Email: info@realestatephd.com		Voice Mail: x
Alt Agent: Sandra Henley , ID: 20376	Home: (540) 347-1664	Fax: (540) 341-4326
Cell:	Agent Office: (540) 341-4350	Pager:
		Voice Mail: , x
<b>Company:</b> Henley Management Realty, Inc., HMRI1		Office: (540) 341-4350
Address: 5440 Old Alexandria Tpke, Warrenton, VA 20187		Fax: (540) 341-4326

Sub-Agent Comp: 0	Buyer-Agent Comp: 25%M	Add'l Comp:
Dual Agency: No	Variable Rate Comp: No	Desg Rep: No
List Date: 08-Oct-2011	Update Date: 09-Jan-2012	Update Type: OTHER
Orig Price: \$1,750	Prior LP:	Days on Mkt MLS:: 76
Photo Option: Lister will Submit All		Total Photos: 15
		Off Mkt Date:
		Days on Mkt Property: 76
		Advertising: IDX-PUB