



**Status:** ACTIVE

MLS#: FQ7720708

Postal City: Warrenton

Class: Residential

Listing Type: Excl. Right

Legal Subdiv: MENLOUGH P.U.D. SEC 1 PH

Advertised Subdiv: MENLOUGH P.U.D. SEC 1 PH

Model Name:

Tax ID: 6984-01-9358

Age: 15

Style: Colonial

Address: 95 MENLOUGH DR

County/State: FAUQUIER, VA

Election District: 10

Inc. City/Town: WARRENTON

Date Avail: 06-Jan-2012

ADC Map: 25J8

Area: 23-1

Tax Year:

Tot Sqft - Fin: 3,700

TH Type:

**List Price:** \$2,100

Zip Code: 20186-3030

Ownership: Fee Simple, Rental

TBM Map:

Lot AC/SF: 0.33/14,331

HOA Fee: \$0.00 / Unknown

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	1	3	0	0	0	ES:
<b>Full Baths:</b>	3	1	1	0	1	0	MS:
<b>Half Baths:</b>	1	1	0	0	0	0	HS: Fauquier

**Room List:** Living Room, Dining Room, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Recreation Rm, Family Rm, Unfinished Bsmt, Other Room 1, Foyer, Bedroom-First, Main Lvl BR

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Living Room	13 x 11	Main	Carpet	
Dining Room	13 x 11	Main	Wood	
Bedroom-First	15 x 13	Main	Carpet	
Bedroom-Second	18 x 11	Upper 1	Carpet	
Bedroom-Third	14 x 11	Upper 1	Carpet	
Bedroom-Fourth	14 x 11	Upper 1	Carpet	
Kitchen	19 x 11	Main	Ceramic Tile	
Recreation Room	27 x 27	Lower 1	Carpet	
Family Room	20 x 16	Main	Carpet	Gas
Unfinished Basement		Lower 1	Concrete	
Other Room 1	12 x 9	Lower 1	Carpet	
Foyer		Main	Wood	

Main Entrance: Foyer

Interior Style: Floor Plan-Open

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

Appliances: Dishwasher, Exhaust Fan, Icemaker, Microwave, Oven/Range-Gas, Refrigerator

Amenities: Entry Lvl BR, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Shades/Blinds, Tub-Soaking, W/W Carpeting, Washer/Dryer Hookup, Wet Bar/Bar, Wood Floors

Property Condition: Shows Well

Security:

Windows/Doors:



Walls/Ceilings:

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

Basement Type: Full, Partially Finished, Walkout Level  
Basement Entrance: Connect Stair, Outside Entrance, Rear Entrance  
Handicap: None  
Unit Description:  
R-Factor Basement: R-Factor Ceiling:  
Tot Sqft - Fin: 3,700 Above Grade Fin/Unfin:2,600 /

House Dimensions:  
R-Factor Walls:  
Below Grade Fin/Unfin: 1,100/  
Tax Living Area: 2,675

**DIRECTIONS:** Warrenton: Rt 29S business to R on Culpeper Street, to R on Menlough Drive to home on right.

**AGENT REMARKS:** Three level Colonial with Contemporary styling. Large and bright rooms, main floor bedroom, gas fireplace, two-story ceiling in family room, finished recreation room with wet bar on lower level. Ceiling fans, fenced rear yard, garage. Henley Management Rental Application loaded in the DOCUMENT section.

**INTERNET REMARKS:** Three level Colonial with 4 BR, 3 1/2 BA, Contemporary styling. Large and bright rooms, main floor bedroom, gas fireplace, two-story ceiling in family room, finished recreation room with wet bar on lower level. Ceiling fans, fenced rear yard, garage.

**EXTERIOR**

New Construction: No  
Buiding Sites/Lots:  
Soil Type:  
Exterior:  
Exterior Construction: Brick and Siding  
Lot Description:  
Other Structures: Above Grade, Below Grade  
Roads:  
Roofing:  
Topography:  
Transportation:  
View Exposure:

Builder Name:  
Lot Dimensions:

Lot Sqft: 14,331  
Lot Acreage: 0.33  
Total Units:

Transfer Development Rights:

Wooded Acres:

Fenced Acres:

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

Type of Garage: Attached  
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, Heat Pump(s)  
Hot Water: Natural Gas  
Water: Public  
TV/Cable/Comm:

Heating Fuel: Electric, Natural Gas  
Cooling Fuel: Electric  
Sewer/Septic: Public Sewer  
Metering:

**FARM:** No

**WATER:** No

**VACATION:** No

**FINANCIAL INFORMATION**

Lease Clause: LB Application, LB Lease  
Tenant Responsible: All Utilities, Fpl/Flue Clean, Frz Wtr Pipe Dmg, Gutter Cleaning, Insurance, Lawn/Tree/Shrub Care, LBulbs/Filters/Fuses/Alarm Care, Trash Rem Chrg, Window/Screens  
Rent Includes: HOA/Condo Fee  
Rent Special: Certified Funds Required, Prop Mgt Rental, Unfurnished

Security Deposit: \$2,200  
Move In Fee: \$0  
Pets Allowed: Case by Case

Pet Deposit:  
Elevator Use Fee: \$0  
Repair Deductible: \$0.00

Processing Fee: \$35

Date Available: 06-Jan-2012  
Min Lease: 12  
Max Lease: 12

Project Approved:  
Possession:  
Tenants Rights: Tenant-Notified  
Current Financing/Loan:  
New Financing:



Cash to Assume:	Owner/Private Finance:	Interest Rate:	Years:
Amortized Years:	Balloon- # of Years:	Annual Rent Income:	Rental Year:
Special Assessment:	Remaining Yrs:	Special Assessment 2:	Remaining Yrs:

Condo/Coop Fee: -- Frequency: HOA Y/N: Yes  
 HOA Fee: 0.00 -- Frequency: Unknown  
 HOA/Condo/Coop Community Amenities:  
 HOA/Condo/Coop Rules:  
 HOA/Condo/Coop Fees Include:  
 HOA/Condo/Coop Management:

**LEGAL INFORMATION**

Lot: 20	Block/Square:	Section: 1	Phase:
Parcel Number:	Liber #:	Folio #:	Zoning Code: PD
Master Plan Zoning:	Historic Designation ID:		Tax Map #: 6984-01-9358-000
Contract Info:			
Disclosures: None			
Documents: Covenants			
Special Permits:			

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

Owner 1 Name: Knauf	Home #:	Office #:
Showing Contact 1: VACANT GO SHOW	Home #:	Office #:
	Monthly Rent:	Lease Exp. Date:
Show Instructions: Lockbox-Sentrilock, Sign on Property, Vacant		
Show Time: 10 AM-6 PM	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:	

**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
<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%	Add'l Comp:	
Dual Agency: No	Variable Rate Comp: No	Desg Rep: No	
List Date: 03-Nov-2011	Update Date: 03-Jan-2012	Update Type: OTHER	Off Mkt Date:
Orig Price: \$2,200	Prior LP: \$2,200	Days on Mkt MLS: 71	Days on Mkt Property: 71
Photo Option: Lister will Submit All		Total Photos: 14	Advertising: IDX-PUB

