



Status: ACTIVE

MLS#: FQ7718906

Postal City: Delaplane

Class: Residential

Listing Type: Excl. Right

Legal Subdiv:

Advertised Subdiv: M & B

Model Name: RANCHER WITH VIEWS

Tax ID: 6051-23-6565

Age: 49

Style: Rambler

Address: 9520 MAIDSTONE RD

County/State: FAUQUIER, VA

Election District:

Inc. City/Town:

Date Avail: 01-Nov-2011

ADC Map: 6D11

Area: 21-2

Tax Year:

Tot Sqft - Fin: 1,517

TH Type:

List Price: \$1,450

Zip Code: 20144-2210

Ownership: Fee Simple, Rental

TBM Map: 965H1

Lot AC/SF: 5.72/249,163

HOA Fee: /

C/C FEE: /

Levels: 2

Fireplaces: 1

INTERIOR

	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>
Bedrooms:	3	3	0	0	0	0
Full Baths:	2	2	0	0	0	0
Half Baths:	0	0	0	0	0	0

Schools

ES: W.G. Coleman
 MS: Marshall
 HS: Fauquier

Room List: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Kitchen, Den/Stdy/Lib, Main Lvl BR

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Living Room	19 x 12	Main	Carpet	
Dining Room	12 x 12	Main	Carpet	
Bedroom-Master	13 x 12	Main	Wood	
Bedroom-Second	13 x 12	Main	Wood	
Bedroom-Third	12 x 9	Main	Wood	
Kitchen	20 x 13	Main	Vinyl	Wood Burning

Main Entrance:

Interior Style: Floor Plan-Traditional

Dining/Kitchen: Kit-Country, Kit-Table Space, Liv-Din Combo

Appliances: Dishwasher, Oven/Range-Electric, Refrigerator

Amenities: Entry Lvl BR, FP Glass Doors, MBA/Sep Shwr, MBR-BA Full, Wood Floors, W/W Carpeting, Washer/Dryer Hookup

Property Condition: Shows Well

Security:

Windows/Doors:

Walls/Ceilings:

Basement (Y/N): Yes

Basement Type: Partial, Partially Finished, Walkout Stairs

Basement Entrance: Connect Stair, Outside Entrance, Rear Entrance

Handicap: None

Unit Description:

House Dimensions:

R-Factor Basement:
Tot Sqft - Fin: 1,517

R-Factor Ceiling:
Above Grade Fin/Unfin:1,517 /

R-Factor Walls:
Below Grade Fin/Unfin: / 580
Tax Living Area: 1,517

DIRECTIONS: I-66W TO EXIT 23 (Exit to Delaplane) TO IMMEDIATE R MAIDSTONE RD APRX 1/2 MI TO PROPERTY ON LEFT.

AGENT REMARKS: Spacious brick rambler w/basement on 5 acres near I-66.Beautiful views from front porch or screened porch.Peaceful rural neighborhood.App. fees \$35 per adult & 1st mo rent in cash, money order, or cashiers ck must accompany application. App fees & 1st mo rent must be in separate instruments. Small pets considered on case-by-case basis. Not suitable for horses

INTERNET REMARKS: Spacious brick rambler, 3 bedrooms, 2 baths w/basement on 5 acres near I-66. Large kitchen and dining area, beautiful views from front porch or screened porch. Peaceful rural neighborhood..Small pets considered on case-by-case basis. Not suitable for horses.

EXTERIOR

New Construction: No
Buiding Sites/Lots:
Soil Type:

Builder Name:
Lot Dimensions:

Lot Sqft: 249,163
Lot Acreage: 5.72
Total Units:

Exterior: Porch-front, Porch-screened, Side Porch
Exterior Construction: Brick
Lot Description:
Other Structures: Above Grade, Below Grade, Shed
Roads:
Roofing:
Topography:
Transportation:

View Exposure: Mountain View, Northwest, Scenic Vista, Water View

Transfer Development Rights: Wooded Acres:

Fenced Acres:

PARKING: Carport, Drvwy/Off Str

Type of Garage:
Type of Carport: Attached
Parking Block/Square:
Parking Space #:

Garage Spaces:
Carport Spaces: 1
Parking Inc in List Price:
Parking Inc in Sale Price:

Assigned Spaces:

Parking Lot:

UTILITIES

Heating System: Heat Pump(s)
Cooling System: Ceiling Fan(s), Central A/C, Heat Pump(s)
Hot Water: Electric
Water: Well
TV/Cable/Comm:

Heating Fuel: Electric
Cooling Fuel: Electric
Sewer/Septic: Gravity Sept Fld
Metering:

FARM: No

WATER: No

VACATION: No

FINANCIAL INFORMATION

Lease Clause: Carpet Cleaning, Deflea/Detick Clause, Dip./Military Only Transfer Clause, LB Lease, Pet Damage
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: Water and Sewer
Rent Special: Prop Mgt Rental, Unfurnished, Certified Funds Required

Security Deposit: \$1,450
Move In Fee: \$0
Pets Allowed: Case by Case

Pet Deposit: \$300
Elevator Use Fee: \$0
Repair Deductible: \$0.00

Processing Fee: \$35

Date Available: 01-Nov-2011
Min Lease: 12
Max Lease: 12

Project Approved:
Possession:
Tenants Rights: Vacant
Current Financing/Loan:

New Financing:
Cash to Assume:
Amortized Years:
Special Assessment:

Owner/Private Finance:
Balloon- # of Years:
Remaining Yrs:

Interest Rate:
Annual Rent Income:
Special Assessment 2:

Years:
Rental Year:
Remaining Yrs:

LEGAL INFORMATION



Lot:	Block/Square:	Section:	Phase:
Parcel Number:	Liber #:	Folio #:	Zoning Code:
Master Plan Zoning: 0	Historic Designation ID:		Tax Map #:
Contract Info:			
Disclosures: None			
Documents:			
Special Permits:			

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: JULEPS LLC	Home #:	Office #:
Showing Contact 1: VACANT GO SHOW	Home #: (999) 999-9999	Office #:
	Monthly Rent:	Lease Exp. Date:
Show Instructions: Lockbox-Sentrilock, Show Anytime, Vacant		
Show Time: -	Show Days:	
Prop Mgmt Company: HENLEY MANAGEMEN	Office Phone: (540) 341-4350	Fax#: (540) 341-4326
Prop Mgr's Name: UNKNOWN	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	Voice Mail: x
Agent Email: info@realestatephd.com	Pager:	
Company: Henley Management Realty, Inc., HMRI1		
Address: 5440 Old Alexandria Tpke, Warrenton, VA 20187		
Sub-Agent Comp: 0	Buyer-Agent Comp: 25%M	Add'l Comp:
Dual Agency: No	Variable Rate Comp: No	Desg Rep: No
List Date: 31-Oct-2011	Update Date: 05-Dec-2011	Update Type: OTHER
Orig Price: \$1,450	Prior LP:	Days on Mkt MLS:: 74
Photo Option: Lister will Submit All		Total Photos: 8
		Off Mkt Date:
		Days on Mkt Property: 74
		Advertising: IDX-PUB

