



**Status:** CNTG/KO

Contract Date: 17-Apr-2017

Close Date: 29-Jun-2017

**List Price:** \$649,000

Auction: No

**Close Price:**

Transaction Type: Standard

MLS#: LO9911233

Address: 17302 SIMMONS RD

Postal City: Purcellville

County/State: LOUDOUN, VA

Class: Residential

Election District: 1

Zip Code: 20132-3529

Listing Type: Modified/Excl

Inc. City/Town:

Ownership: Fee Simple, Sale

Legal Subdiv:

Advertised Subdiv: ROUND HILL

ADC Map: 0

TBM Map:

Model Name: CAPE COD

Area:

Lot AC/SF: 2.72/118,483

Tax ID: 523453204000

Total Taxes: \$6,034

Tax Year: 2016

HOA Fee: /

Age: 117

Year Built: 1900

Tot Sqft - Fin: 3,143

C/C FEE: /

Style: Cape Cod

Type: Detached

TH Type:

# 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>
<b>Bedrooms:</b>	3	0	3		0	
<b>Full Baths:</b>	3	0	3		0	
<b>Half Baths:</b>	1	1	0		0	

**Schools**

ES: Mountain View

MS: Harmony

HS: Woodgrove

\*School information is provided by independent third party sources and should not be relied upon without verification.

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Great Room	13 x 15	Main	Wood	
Den	15 x 10	Main	Wood	Wood Burning
Dining Room	15 x 11	Main	Wood	
Kitchen	12 x 12	Main	Wood	
Laundry-Kit Lvl	10 x 8	Main	Laminate	
Loft	17 x 20	Upper 1	Wood	
Sitting Room	13 x 12	Upper 1	Wood	
Recreation Rm	21 x 26	Main	Concrete	
Bedroom-Master	15 x 11	Upper 1	Wood	
Bedroom-Second	12 x 11	Upper 1	Wood	
Bedroom-Third	10 x 9	Upper 1	Wood	
Unfinished Bsmt	28 x 14	Lower 1	Concrete	

Main Entrance: Living Room

Interior Style: Floor Plan-Open

Dining/Kitchen: Fam Rm Off Kit, Kit-Breakfast Bar, Kit-Island, Sep Dining Rm, Eat-In Kitchen

Appliances: Dishwasher, Disposal, Dryer - Front Loading, Ice maker, Microwave, Refrigerator, Stove, Washer - Front Loading

Amenities: Attached Master Bathroom, 2 Attached Master Bathrooms, Bathroom(s) - Ceramic Tile, Built-in Bookcases, Countertop(s) -

Granite, Crown Molding, Drapery Rods, Drapes / Curtains, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master

Bedroom - Full Bathroom, Shades / Blinds, Wainscoting, Wood Floors

Property Condition: Renov/Remod, Restored, Shows Well

Security:



Windows/Doors: Double Pane Windows, Insulated Door(s), Recessed Lighting, Six Panel Doors, Atrium Doors  
Walls/Ceilings: Vaulted Ceilings, Beamed Ceilings

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

Basement Type: Partial  
Basement Entrance: Inside Access  
Handicap: None  
Unit Description:  
R-Factor Basement:  
Tot Sqft - Fin: 3,143

R-Factor Ceiling:  
Above Grade Fin/Unfin:3,143 /

House Dimensions:28 X 62.00  
R-Factor Walls:  
Below Grade Fin/Unfin: / 392  
Tax Living Area: 2,302

**DIRECTIONS:** Route 7 West, take Round Hill Exit, left on 7 Bus E, Left on Simmons Rd. to home on Right.

**AGENT REMARKS:** All the charm of a historic home but with all the benefits of a restoration, including low maintenance & high efficiency. 2 zoned HVAC., fiber cement siding, architectural shingles, stone paver walkways, wrapping porch, beamed ceilings, vaulted loft w/ full ba, wood floors thru-out, custom kitchen cabinetry, built-in bookcases, wd burning FP. Daily Mountain Sunsets. Garage currently used as Rec.Rm

**INTERNET REMARKS:** Taking Contracts for Kickout....All the charm of a historic home but with all the benefits of a restoration, including low maintenance & high efficiency. 2 zoned HVAC., fiber cement siding, architectural shingles, paver walkways, wrapping porch, beamed ceilings, vaulted loft w/ full ba, wd floors thru-out, built-in bookcases, wd burning FP. Daily Mountain Sunsets. Garage currently used as Rec.Rm

**EXTERIOR**

New Construction: No  
Builder Name:  
Building Sites/Lots:  
Lot Dimensions:  
Soil Type:  
Exterior: Deck, Board Fence, Fenced - Partially, Porch-front, Porch-wraparound, Underground Utilities, Porch  
Exterior Construction: Siding - Fiber Cement  
Lot Description: Water View, Private  
Other Structures: Above Grade, Below Grade, Shed  
Roads: City/County, Gravel  
Roofing: Shingle - Asphalt, Metal  
Topography: Level  
Transportation:  
View Exposure: Mountain View, Trees, Water View  
Transfer Development Rights:  
Wooded Acres:  
Fenced Acres:

Lot Sqft: 118,483  
Lot Acreage: 2.72  
Total Units:

**PARKING:** Garage

Type of Garage: Side Loading Garage  
# Garage Spaces: 2  
# Assigned Spaces:  
Type of Carport:  
# Carport Spaces:  
Parking Block/Square:  
Parking Inc in List Price: No  
Parking Lot:  
Parking Space #:  
Parking Inc in Sale Price:

**UTILITIES**

Heating System: Heat Pump(s), Zoned, Forced Air, 90% Forced Air  
Heating Fuel: Bottled Gas / Propane, Electric  
Cooling System: Central Air Conditioning, Heat Pump(s), Zoned  
Cooling Fuel: Electric  
Hot Water: Electric  
Sewer/Septic: Sept<# of BR  
Water: Well  
Metering:  
TV/Cable/Comm:  
Electric 12 Months/Average: /  
Water 12 Months/Average: /  
Gas 12 Months/Average: /  
Heating Oil 12 Months/Average: /  
Construction Materials:  
Energy Efficiency:  
Energy Generation:  
Indoor Air Quality:  
Water Conservation:  
Sustainability:  
Green Verification Y/N:  
Program: Body: Rating: Status: Year: Score:

**FARM:** No

**WATER ORIENTED:** No

**VACATION:** No

**RENTAL:** No

Lease Clause:  
Rent Special:



**FINANCIAL INFORMATION**

Earnest Money:	Other Fees:	Other Pmt Freq:	County: \$6,034
City/Town:	Refuse:	Front Foot Fee:	Water/Swr Hook-up:
Total Taxes: \$6,034	Land: \$158,000	Improvements: \$365,010	Yr Assessed: 2017
Tax Year: 2016	Special Tax Assess:	Tot Tax Assessment: \$523,010	Tap:
Investor Ratio:	Agricultural District:	Year Renovated:	Year Converted:
Project Approved:			
Possession: Settlement			
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:
Community Amenities:			
Age Restricted Housing: No		Age Requirement:	
Services Included:			
Activities:			

**LEGAL INFORMATION**

Lot:	Block/Square:	Section:	Phase:
Parcel Number:	Liber #:	Folio #:	Zoning Code:
Master Plan Zoning:	Historic Designation ID:		Tax Map #: 523453204000
Contract Info: Comp-Settled Price			
Disclosures: Prop Disclosure, Lead Based Paint - Federal			
Documents:			
Special Permits:			

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

Owner 1 Name: Mr. and Mrs. Cook	Home #:	Office #:
Showing Contact 1: SCHEDULE ONLINE	Home #:	Office #:
	Monthly Rent:	Lease Exp. Date:
Show Instructions: Lockbox-Sentrilock, Schedule Online		
Show Time: 10 AM-8 PM	Show Days: Friday, Monday, Saturday, Sunday, Thursday, T	
Suggested Lead Time to Show: 1 hours.		

**LISTING AGENT/BROKER/COMPENSATION**

Listing Agent: GLEN BAIRD , ID: 89507	Home: (703) 691-1108	Home Fax: (703) 940-8378	
Cell Phone: (703) 861-9292	Agent Office: (703) 691-7878	Pager:	Voice Mail: (703) 691-7878 x
Agent Email: gbaird@virginiams.com			
Company: VirginiaMLS.com Realty, VMLS1		Office: (703) 691-7878	
Address: 4533 Forest Dr, Fairfax, VA 22030		Fax: (703) 940-8378	
Sub-Agent Comp: 3	Buyer-Agent Comp: 3	Add'l Comp:	
Dual Agency: No	Variable Rate Comp: Yes	Desg Rep: No	
List Date: 13-Apr-2017	Update Date: 04-May-2017	Update Type: OTHER	Off Mkt Date:
Orig Price: \$649,000	Prior LP:	Days on Mkt MLS:: 4	Days on Mkt Property: 4
Photo Option: Lister will Submit All		Total Photos: 30	Advertising: IDX-PUB

**SOLD/LEASED INFORMATION**

Contract Date: 17-Apr-2017	Number of Hrs on Kickout: 120	Last Contingency Expires: 17-May-2017
Type of Contingency: Home Sale		



Property Address: 17302 SIMMONS RD, PURCELLVILLE VA 20132-3529

Legal Subdiv/Neighborhood: Condo/Coop Project:
Incorporated City: Phone #: Absent Owner: No
Owner Name: CHRISTOPHER H COOK
Addtnl: MEGHAN Company Owner:
Care of Name:

MAILING ADDRESS: 17302 SIMMONS RD ,PURCELLVILLE , VA 20132 3529

LEGAL DESCRIPTION: NEAR PURCELLVILLE 200505040045200 201009280059313 D C

Mag/Dist #: 0 Lot: Block/Square:
Election District: 1 Legal Unit #: Grid: Tax Map: 523453204000
Section: Subdiv Ph: Addl Parcel Flag/#: Map: R951320
Map Suffix: Suffix: Parcel: Sub-Parcel:
Historic ID: Agri Dist: Plat Folio: Plat Liber:

Tax Year 2016

Total Tax Bill: \$6,034 City Tax: Tax Levy Year: 2016
State/County Tax: \$6,034 Refuse: Tax Rate: 1.15
Spec Tax Assmt: Exempt Class: 00 Homestd/Exempt Status:
Front Foot Fee: Tax Class: NON-EXEMPT Mult. Class:

ASSESSMENT

Table with 5 columns: Year Assessed, Total Tax Value, Land, Improvement, Land Use. Rows for years 2017, 2016, 2015.

DEED

Deed Liber: 2,013 Deed Folio: 44,123

Table with 4 columns: Transfer Date, Price, Grantor, Grantee. Rows for dates 23-May-2013, 07-Mar-2013, 04-May-2005.

PROPERTY DESCRIPTION

Year Built: 1,900 Zoning Code: Census Trct/Bldk: /
Irregular Lot: Square Feet: 118,483 Acreage: 2.72
Land Use Code: Residential Plat Liber/Folio: / Property Card:
Property Class: 200 Quality Grade: Road Description:
Zoning Desc: Xfer Devel.Right: Road Frontage:
Prop Use: Site Influence: Topography:
Building Use: Sidewalk:
Lot Description: Pavement:

STRUCTURE DESCRIPTION

Table with 6 columns: Section 1, Section 2, Section 3, Section 4, Section 5. Rows for Construction, Story Type, Description, Dimensions, Area, Foundation, Ext Wall, Stories, Total Building Area, Patio/Deck Type, Balcony Type, Attic Type.

Rooms: Fireplaces: 1
Bedrooms: 3 Bsmt Type: None Garage Type: Garage
Full Baths: 2 Bsmt Tot Sq Ft: Garage Const.: FRAME
Half Baths: 1 Bsmt Fin Sq Ft: Garage Sq Ft: 594
Baths: 3 Bsmt Unfin Sq Ft: Garage Spaces:

Other Rooms: Air Conditioning:
Other Amenities: Interior Floor:
Appliances: Outbuildings: MISC BLDG
Gas: Heat: Sewer: Not Available Fuel:
Electric: Connected Water: Not Available Underground: Walls:

Tax Record Updated: 08-Apr-2017

Courtesy of: Glen Baird

Home: (703) 691-1108 Office: (703) 691-7878
Cell: (703) 861-9292 Email: gbaird@virginiaml.com
Company: VirginiaMLS.com Realty
Office: (703) 691-7878 Fax: (703) 940-8378

