

*Glen Baird, Real Estate Broker  
Presents:*

A 5 Bedroom 2.5 Bath Brick Front Colonial  
with Finished Basement



*13120 Peach Leaf Place  
Fairfax, VA 22030*

# *Special Features*

## *Main Level*

Hardwood floors in foyer and center hall  
Two story foyer  
Crown molding in dining room and living room  
Sunshine streaming in the full length windows in living room  
Walk-in bay window in living room  
Corner windows in family room  
Family room gas fireplace with ornate mantel  
Breakfast room between kitchen and family room  
5 foot kitchen counter top island  
Triple casement window over kitchen sink  
Abundant food storage in the large kitchen pantry  
42" Medium oak kitchen cabinets with wine rack  
Kitchen lighting provided by recessed lights  
22 Cubic foot refrigerator  
French door from family room to backyard  
Den with double French doors with transom  
Corner windows in den  
Mud room/Laundry room off kitchen

## *Upper Level*

5 Large bedrooms  
Luxury master bedroom with walk-in closet  
Separate shower and soaking tub in master  
Soaking tub surrounded by corner windows  
Double vanity sinks in master bath  
Master bath recessed lighting  
Ceramic tile in both bathrooms

## *Lower Level*

26 foot recreation room with Berber carpet  
6 Foot wide walkup  
Indirect lighting in recreation room  
Utility room and storage room  
Rough-in for full bath  
Hobby room with counter tops  
Gas furnace and hot water

## *Exterior and More*

Grand curb appeal with brick front and cul-de-sac street  
Mature trees in backyard  
Backs to tot lot  
Great community  
Convenient to route 29, 50, 66, Braddock rd, and Fairfax County Parkway  
Shopping at Fair Lakes and Fair Oaks Mall just minutes away.

MLS#: FX3137891

List Price: \$365,000

Address: 13120 PEACH LEAF PL

Postal City: FAIRFAX State: VA Zip Code: 22030 Legal Subdivision: WILLOW PONDS
Advertised Subdivision: FAIR LAKES GLEN Model Name: PARSONS Area: 8-3 Lot Size: 11430
Tax ID#: 55-3-10- -51 Total Tax: \$3,100 Tax Year: 2000 Age: 4 Year Built: 1996
HOA Fee: \$42 Frequency: Quarterly #Lvls: 3 #Fpl: 1

INTERIOR

Bedrooms Upper Level: 5 Baths: 2.5 ES: GREENBRIAR WEST MS: LANIER HS: FAIRFAX
Room/Dimensions Level Flooring Room/Dimensions Level Flooring Fireplace
Bedroom-Master: 16x15 Upper 1 Carpet Kitchen: 20x12 Main Vinyl
Bedroom-Second: 12x10 Upper 1 Carpet Breakfast Room Main Vinyl
Bedroom-Third: 13x10 Upper 1 Carpet Family Rm: 19x16 Main Carpet Gas
Bedroom-Fourth: 13x11 Upper 1 Carpet Garage: 20x20 Main Other
Bedroom-Fifth: 15x10 Upper 1 Carpet Library: 10x10 Main Carpet
Living Room: 12x10 Main Carpet Recreation Rm: 26x15 Lower 1 Carpet
Dining Room: 12x10 Main Carpet Unfinished Bsmt: 15x12 Lower 1 Other

Other Rooms: Family Room, Laundry-Kit Lvl, Lndry-Sep Rm, Mud Room, Recreation Room, Storage Room, Utility Room, Workshop

Main Entrance: Center Hall, Foyer, Two Story Foyer Interior Style: Floor Plan-Open

Dining/Kitchen: Breakfast Room, Fam Rm Off Kit, Kit-Island, Kit-Table Space, Sep Dining Rm

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

Amenities: MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Sump Pump, Tub-Soaking, Walk-in Closet(s), Wood Floors, W/W Carpeting

Windows/Doors: Atrium Doors, Bay/Bow Wind, Dble Pane Wind, French Doors, Insulated Door(s), Six Panel Doors

Walls/Ceilings: 9+ Ceilings

Basement: YES Basement Type: Full, Partially Finished, Walkout Stairs House Dimensions: 47x30

APPROX. SQFT - Tot Fin: 3576 Above Grade Fin/Unfin: 2576/ Below Grade Fin/Unfin: 1,000

Directions:

50 WEST, LEFT STRINGFELLOW, LEFT AUTUMN WILLOW, LEFT WHISPER WILLOW, LEFT PEACH LEAF PLACE

Remarks:

Open & Light Thru-out. 5 Bedrooms on Upper Level Huge Master Suite with Separate Soaking Tub & Shower plus Double Sink Upper Level Hall Bath w/ Double Sinks, Walk-In Closet in Master Bedroom & Bedroom 5, Hardwood Entry & Center Hall, 2 Story Foyer, Walkin Bay in LR, Floor to Ceiling Windows in Living Room & Dining Room, Crown Molding in Living Room & Dining Room, Main Level Den/Library, 5' Kitchen Island, Gas FP in Family Room, Finished Basement w/ Berber Carpet & 6 FT Wide Walkup, Brick Front and Fenced Backyard, Walk to Tot Lot and Tennis Court.

EXTERIOR

Exterior: Fenced - Partially Exterior Construction: Brick Front Roofing: Shingle-Asphalt
Original Builder: CENTEX Lot Dimensions: 116x 73 View/Exposure: South, Trees
Lot Description: Bcks-Opn Comm, Backs to Trees, Cul-de-sac, Trees/Wooded Parking: 2 Car Attached Garage

UTILITIES

Heating System: Forced Air Heating Fuel: Natural Gas Hot Water: Natural Gas Water: Public Cooling Fuel: Electric
Sewer/Septic: Public SewerCooling System: Attic Fan, Ceiling Fan(s), Central A/C
TV/Cable/Comm: Cable-Prewired, CATV/Dwelling

FINANCIAL INFORMATION

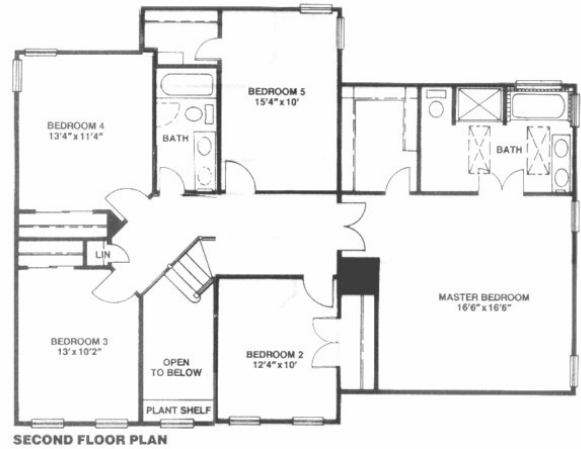
Total Taxes: \$3,100 Land: \$82,500 Improvements: \$169,510 Yr Assessed: 2000 Tax Year: 2000
Tot Tax Assessment: \$252,010 Possession: Coin w/Sell Settlement
Community Amenities: Jog/walk Path, Tennis Courts, Tot Lots/Plygrd Rules: Altr/Arch Chgs, Other
Fee Includes: Management, Tennis Courts, Tot Lot(s)/Plygrd Documents: Hse Plns Avail, Surv-House Loc

LEGAL INFORMATION

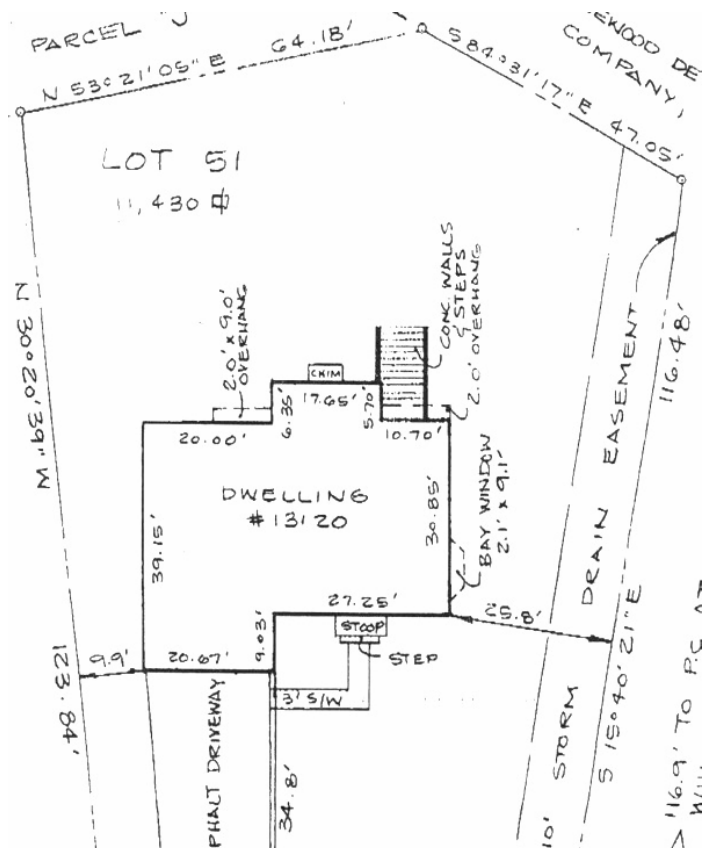
Tax Map #: 55-3-10- -51 Lot: 51 Section: 2 Disclosures: Prop Disclaimer, Subj to VA POA

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 SUITE 100, FAIRFAX, VA 22030

# FLOOR PLAN not drawn to scale



# HOUSE LOCATION



13120 Peach Leaf Pl.