

Glen Baird, Real Estate Broker

Presents:

4 Bedroom 2.5 Bath 2 Car Garage Colonial
Featuring a Main Level Family Room, Updated Kitchen,
Renovated Bathrooms, and Replacement Windows



7203 Wickford Drive
Alexandria, Virginia 22315



All information deemed reliable but not guaranteed and should be confirmed through other sources



Interior Features

- 4 Bedrooms
- 2.5 Bathrooms
- Wood burning fireplace with brick hearth in living room
- New chandelier in dining room
- New vanities and flooring in bathrooms
- New bath enclosure and shower door in master bath
- New vinyl windows throughout home
- New front door
- New neutral carpet throughout
- Fresh two tone paint throughout
- Separate laundry room/mud room located off kitchen



Updated Kitchen

- Updated cabinets
- New chandelier in breakfast area
- Abundant food storage in kitchen pantry
- Side-by-side refrigerator
- Stainless steel sink
- New sliding glass door to patio from breakfast area
- New vinyl window over sink

Exterior and More

- Large fenced rear yard
- Brick patio
- New vinyl siding and shutters
- New 45 year roof
- New gutters
- New garage door with auto door opener
- Gas heat
- Central a/c
- 2 Car garage with auto door opener
- Intercom system
- Convenient to the Route 95, Springfield/Franconia Parkway, Springfield Mall, Shopping, and much more

Address: 7203 WICKFORD DR

List Price: \$355,000

Postal City: ALEXANDRIA State: VA Zip Code: 22315-4212

Class: Residential

Election District: 4

Ownership: Fee Simple, Sale

Listing Type: Modified/Excl

Legal Subdivision: WICKFORD

Advertised Subdivision: WICKFORD

Old Map: 5J5

Model Name: GEORGETOWN

Area: 5-2

Lot Size: 16075 Tax ID#: 91-4-5- -1

Total Tax: \$2,738

Tax Year: 2002 Age: 31

Year Built: 1972

HOA Fee: None

Style: Colonial

Type: Detached

#Lvs: 2 #Fpl: 1

INTERIOR

	Total	Main	Upper	Lower
Bedrooms	4	0	4	0
Full Baths	2	0	2	0
Half Baths	1	1	0	0

SCHOOLS

Elementary School: HAYFIELD

Middle School: HAYFIELD

High School: HAYFIELD

Room	Dimensions	Level	Flooring	Fireplace
Living Room:	13x22	Main	Carpet	Wood Burning
Dining Room:	12x11	Main	Carpet	
Bedroom-Master:	13x12	Upper	Carpet	
Bedroom-Second:	13x11	Upper	Carpet	
Bedroom-Third:	13x10	Upper	Carpet	
Bedroom-Fourth:	13x9	Upper	Carpet	
Kitchen:	9x10	Main	Vinyl	
Family Room:	16x10	Main	Carpet	
Garage		Main	Other	
Foyer		Main	Vinyl	
Breakfast Room:	7x10	Main	Marble	

Other Rooms: Family Room, Laundry-Kit Lvl, Utility Room

Main Entrance: Center Hall, Foyer

Interior Style: Floor Plan-Traditional

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

Appliances: Exhaust Fan, Oven/Range-Electric, Range

hood, Refrigerator

Amenities: Auto Gar Dr Opn, MBR-BA Full

Windows/Doors: Atrium Doors, Dble Pane Wind, Six Panel Doors,

Sliding Glass Dr

Basement: N

SQFT - Tot Fin: 1996

Above Grade Fin/Unfin: 1996/0

Below Grade Fin/Unfin: 0/0

Directions:

495 SOUTH, 95 NORTH TO VAN DORN ST EXIT SOUTH, R ON TELEGRAPH, L ON WICKFORD TO 2ND HOME ON LEFT

Remarks:

4 BR 2.5 Bath Georgetown Model Colonial Renovated to include New Neutral Carpet and 2 Tone Paint; New Windows and Doors throughout; New Vinyl Floors in Foyer, Baths and Kitchen; Updated Appliances and Cabinets in Kitchen; New Light Fixtures in Baths and Kitchen; New Vanites in Baths; New Vinyl Siding; New Garage Door; Home also includes Gas Heat, Fireplace with Mantel and Brick Hearth in Living Room, and Fenced Rear Yard with Patio.

EXTERIOR

Exterior: Fenced - Rear

Exterior Construction: Brick and Siding, Vinyl Siding

Roofing: Shingle-Asphalt

New Construction: N

Lot Size: 16075 Acres: 0.37

Topography: Level

PARKING: Drvwy/Off Str, Garage

Type of Garage: Attached

of Garage Sp: 2

Parking Inc in List Price: N

Property Condition: Shows Well, Renov/Remod

UTILITIES

Heating System: Forced Air

Heating Fuel: Natural Gas

Hot Water: Natural Gas

Water: Public

Cooling Fuel: Electric

Sewer/Septic: Public Sewer

Cooling System: Central A/C

Water Oriented: N

Water Access: N

Water View: N

Waterfront: N

Phys Dock Conveys: N

Vacation Prop: NO

FINANCIAL INFORMATION

County: \$2,736

Total Taxes: \$2,738

Land: \$90,000

Improvements: \$136,130

Yr Assessed: 2002

Tax Year: 2002

Special Tax Assessment: \$2

Tot Tax Assessment: \$226,130

Possession: Settlement

Community Amenities: None

LEGAL INFORMATION

Tax Map #: 91-4-5- -1

Lot: 1

Folio#: 914

Zoning Code: 131

Disclosures: Prop Disclaimer

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, FAIRFAX, VA 22030 703-691-8419

*Based on County Tax Record

Visit us at www.nvahomes.com/wickford

Your home sold for never more than 4% Total Commission

Floor Plans

