

## Property Profile for

*13347 Point Rider Lane*



We have identified the following features of your home to aid us in the search for properties that are comparable to yours. This will help us to determine proper pricing for your home.

*City:* Herndon  
*Fin SqFt:* 2200  
*Style:* Colonial  
*Full Baths:* 2  
*Roofing:* Asphalt  
*Heat:* Heat Pump  
*Parking:*  
*Water:*  
*Amenities:*  
*Other Rms:*

*Neighborhood:* Borneham Woods  
*Lot Desc:*  
*Levels:* 3  
*Half Baths:* 1  
*Basement:* unfinished  
*Fuel:*  
*Garage Spaces:* 2  
*Sewer:*  
*Amenities:*  
*Other Rms:*

*Year Built:* 1984  
*Lot Size:* 12000  
*Bedrooms:* 4  
*Const:*  
*Basement:*  
*Cool:* Electric  
*Exter Feat:*  
*# Fireplaces:* 1  
*Amenities:*



**Brent Derobertis**  
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## Competitive Market Analysis Summary

### *Under Contract*

ADDRESS	NEIGHBOOD	STYLE	BDS	FBTHS	HBTHS	LIST PRICE
2566 Huntington Dr	Fox Mill Estat	Colonial	4	2	1	\$599,000
13338 Point Rider Ln		Colonial	4	2	2	\$629,900
12560 Quincy Adams Co		Colonial	4	2	1	\$699,999
2646 Quincy Adams Dri		Colonial	4	2	1	\$699,999

*Average of 4 Properties: \$657,224*

*Min: \$599,000*

*Max: \$699,999*

*Median: \$664,949*



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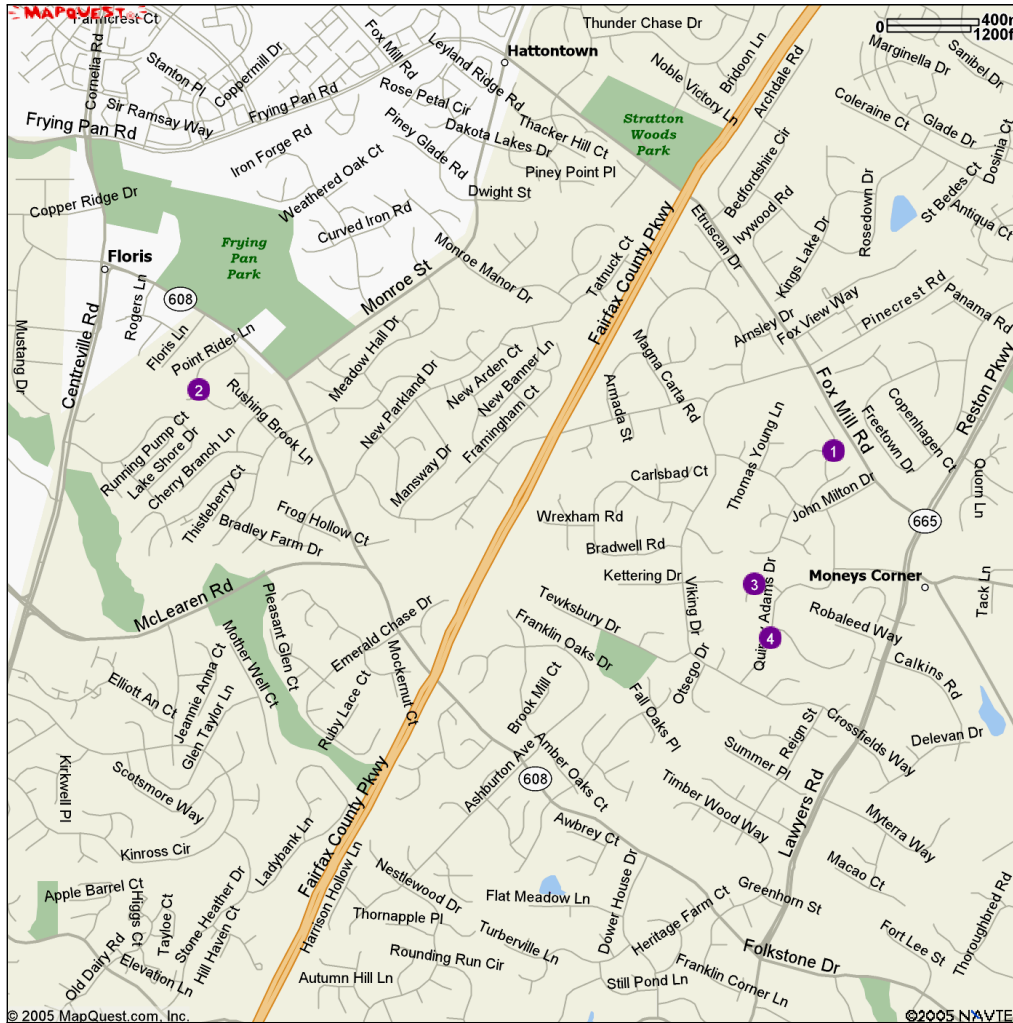
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## Map of Comparable Properties



<u>Ref #</u>	<u>Status</u>	<u>Comparable Address</u>
1	Under Contract	2566 Huntington Dr
2	Under Contract	13338 Point Rider Ln
3	Under Contract	12560 Quincy Adams Cou
4	Under Contract	2646 Quincy Adams Driv



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## Comparable Properties



### Under Contract

#### 2566 Huntington Dr

**List Price:** \$599,000

**Yr Blt:** 1982

**Fin Sqft:** 2200

**Bedrooms:** 4

**Bathrooms:** 2

**Heat:** Forced Air

**Fuel:** Electric

**Cooling:** Central A/C

**Water:** Public

**Lot Size:** 0.280000

**Style:** Colonial

**Levels:** 3

**Const:** Alum/Steel Siding

**Const:**

**Parking:** Garage

**Garage Spaces:** 2

**Basement:** Yes

**DOM:** 7

**Area:** Fox Mill Estates

**Elem Sch:** Fox Mill

**Middle Sch:** Carson

**High Sch:** Oakton

**Amenity:** Auto Gar Dr Opn

**Amenity:** Built-In Bookcas

**Oth Rms:**

**Oth Rms:**

**Remarks:** Quiet Cul De Sac Location...Colonial W/4 Br, 2.5Ba, Remodeled Kitchen & Ba'S,Refin Hrw'd Flrs, Masonry Fplw/Hearth, Inviting Frt Porch & New Deck. Great Community, Close To Schools, Shopping, Hospital, Major Roads,Metro Bus, Pool Membership Available Along With Community Social Events. Don'T Miss This Lovely Home.Www.Rosannahynes.Com Lockbox On Later On Friday 6/10



### Under Contract

#### 13338 Point Rider Ln

**List Price:** \$629,900

**Yr Blt:** 1984

**Fin Sqft:** 0

**Bedrooms:** 4

**Bathrooms:** 2

**Heat:** Forced Air

**Fuel:** Electric

**Cooling:** Ceiling Fan(S)

**Water:** Public

**Lot Size:** 0.260000

**Style:** Colonial

**Levels:** 3

**Const:** Vinyl Siding

**Const:**

**Parking:** Garage

**Garage Spaces:** 2

**Basement:** Yes

**DOM:** 12

**Area:**

**Elem Sch:** Floris

**Middle Sch:** Carson

**High Sch:** Westfield

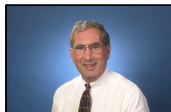
**Amenity:** Attic-Strs Pull

**Amenity:** Auto Gar Dr Opn

**Oth Rms:** Dining Room

**Oth Rms:** Bedroom-Master

**Remarks:** Wonderfully Maintained Home. Beautiful Park Like Setting In Great Neighborhood.Upgraded Kitchen W/ Hardwood Flrs & Lots Of Cabinet Space. Ceramic Tile In Foyer. Family Room Has Marble Fireplace & French Doors Open To Magnificent 2 Tier Deck Looking Out On Tranquil Backyard. Unusually Large Second Bedroom. Recent Carpet. Recently Replaced Siding & Roof. Home Warranty Offered.



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## Comparable Properties



### Under Contract

### 12560 Quincy Adams Cou

**List Price:** \$699,999

**Yr Blt:** 1979

**Fin Sqft:** 0

**Bedrooms:** 4

**Bathrooms:** 2

**Heat:** Heat Pump(S)

**Fuel:** Electric

**Cooling:**

**Water:** Public

**Lot Size:** 0.420000

**Style:** Colonial

**Levels:** 3

**Const:** Other

**Const:** Stone

**Parking:** Garage

**Garage Spaces:** 2

**Basement:** Yes

**DOM:** 10

**Area:**

**Elem Sch:** Fox Mill

**Middle Sch:** Carson

**High Sch:** Oakton

**Amenity:** Auto Gar Dr Opn

**Amenity:** Drapery Rods

**Oth Rms:** Dining Room

**Oth Rms:** Bedroom-Master

**Remarks:** Meticulously Maintained Four-Bedrm Home Boasting Updated Country Kitchen With Maple Cabinetry & Corian Counters, Butlers Pantry & Large Deck That Overlooks The Gardens & Amazing Fenced Yard. Freshly Painted Inside & Out, New Windows, 7 Yr-Old Hvac System & Roof, Security System, Flip Gutters And More. A Real Gem. Please Call 703-606-7001 To Easily Schedule An Appointmt If No Answer



### Under Contract

### 2646 Quincy Adams Driv

**List Price:** \$699,999

**Yr Blt:** 1980

**Fin Sqft:** 0

**Bedrooms:** 4

**Bathrooms:** 2

**Heat:** Heat Pump(S)

**Fuel:** Electric

**Cooling:** Central A/C

**Water:** Public

**Lot Size:** 0.360000

**Style:** Colonial

**Levels:** 3

**Const:** Brick Front

**Const:**

**Parking:** Garage

**Garage Spaces:** 2

**Basement:** Yes

**DOM:** 0

**Area:**

**Elem Sch:**

**Middle Sch:**

**High Sch:**

**Amenity:**

**Oth Rms:** Dining Room

**Oth Rms:** Bedroom-Master

**Remarks:** This Immaculate Four-Bedroom, Brick Front Home Offers An Open Floor Plan And Unique Features That Include; Crown Molding And Hardwood Floors On The First Level, A Beautifully Remodeled Kitchen With Corian Counters, Family Room With A Fireplace, An Inviting And Generously Proportioned Screened Porch With Paddle Fan, Professional Landscaping, Deck, Fenced Yard And An



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## Competitive Market Analysis

This report uses the market data approach to determine value. These properties have been selected based on recent real estate transactions for properties comparable and in close proximity to yours.

Street Address	13347 Point Rider Lane	2566 Huntington Dr	13338 Point Rider Ln	12560 Quincy Adams Cou	2646 Quincy Adams Driv	
<b>Status</b>		C	C	C	C	
<b>List Price</b>		\$599,000	\$629,900	\$699,999	\$699,999	
<b>List\$ SqFt</b>		\$272.27				
<b>Sold Price</b>		0.00				
<b>Sold\$ SqFt</b>						
<b>Sold Date</b>						
<b>City</b>	Herndon	Oak Hill	Herndon	Herndon	Herndon	
<b>Neighborhood</b>	Borneham Woods	Fox Mill Estates				
<b>Year Built</b>	1984	1982	1984	1979	1980	
<b>Fin SqFt</b>	2200	2200	0	0	0	
<b>Lot Desc</b>					Backs To Trees	
<b>Lot Size</b>	12000	0.280000	0.260000	0.420000	0.360000	
<b>Style</b>	Colonial	Colonial	Colonial	Colonial	Colonial	
<b>Levels</b>	3	3	3	3	3	
<b>Bedrooms</b>	4	4	4	4	4	
<b>Full Baths</b>	2	2	2	2	2	
<b>Half Baths</b>	1	1	2	1	1	
<b>Const</b>		Alum/Steel Sidin	Vinyl Siding	Other	Brick Front	
<b>Roofing</b>	Asphalt	Shingle-Asphalt	Composite			
<b>Basement</b>	unfinished	Yes	Yes	Yes	Yes	
<b>Basement Heat</b>	Heat Pump	Forced Air	Forced Air	Heat Pump(S)	Heat Pump(S)	
<b>Fuel</b>		Electric	Electric	Electric	Electric	
<b>Cool</b>	Electric	Ceiling Fan(S)	Attic Fan	Central A/C	Ceiling Fan(S)	
<b>Parking</b>		Garage	Garage	Garage	Garage	
<b>Garage Spaces</b>	2	2	2	2	2	
<b>Exter Feat</b>			Deck		Deck	
<b>Water</b>		Public	Public	Public	Public	
<b>Sewer</b>		Public Sewer	Public Sewer	Public Sewer	Public Sewer	
<b># Fireplaces</b>	1	1	1	1	1	
<b>Amenities</b>		Auto Gar Dr Opn	Attic-Strs Pull	Auto Gar Dr Opn		
<b>Amenities</b>		Built-In Bookcas	Auto Gar Dr Opn	Drapery Rods		
<b>Amenities</b>		Mbr-Ba Full	Drapery Rods	Drapes/Curtains		
<b>Other Rms</b>			Living Room	Living Room	Living Room	
<b>Other Rms</b>			Dining Room	Dining Room	Dining Room	



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