

For
SALE

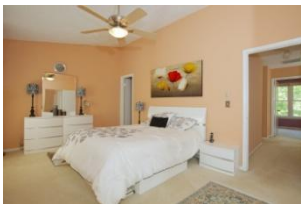
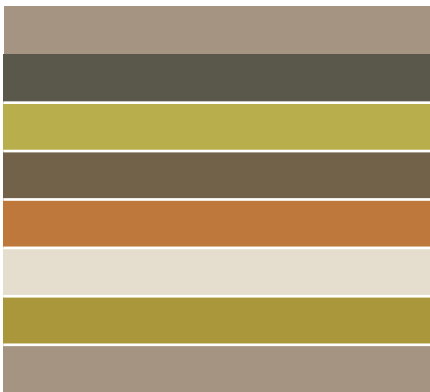
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Welcome to your Future Home

13400 ELEVATION LANE HERNDON, VIRGINIA 20171

\$399,999

End Unit Townhome
4 Total Bedroom(s)
3.5 Bathrooms
Approx. 1372 sq. ft.
New Energy Saving windows
New Sliding Windows
Recessed Lighting
Walkout basement
Large Rec Room
2 floor Patio/Deck
Fenced Backyard
Franklin Farm Community
2 Community Swimming Pools
6 Community Tennis Courts
6 Beautiful Fishing Ponds
Volleyball court
Basketball courts
Endless Miles of Running trail



Contact us today to set you up with your future home



Reza Rofougaran
NVAR Multi-Million Dollar Sales Club
Managing Broker
Northern Virginia Homes
703-734-0400 (office/Cell)
1-855-528-2930 (E-fax)
Reza@Mrs.com

Matt Rofougaran
Real Estate Sales Person
Northern Virginia Homes
703-856-5613 (office/Cell)
1-855-528-2930 (E-fax)
MattRofougaran@gmail.com

Please call to arrange a private viewing

www.franklinfarm.org

www.northernvahomes.com

Tons of update including master bath & all other bathrooms, kitchen & appliances



Large & open living room – dining room combination with hardwood floor & hardwood staircase



Nice deck off the beautiful dining room, large fenced backyard with playground. Franklin Farm Community



Basement with bedroom and large rec room leading to large fenced in patio w/playground



Located in the community of *Franklin Farm*

Your future home is in the very much sought after community: Franklin Farm. Comprised of 850 acres and located in western Fairfax County, Franklin farm was established in 1980. There are 1,777 homes, 13 miles of trails, 6 fishing ponds, 6 tennis courts, 2 swimming pools, 14 tot lots, 3 multipurpose courts, 1 sand volleyball court, and 180 acres of open space. Basically there is something here for everyone. Also centrally located within 15 minutes of Tyson's Corner, Fair oaks Mall, Reston Town center and more!



One of many beautiful ponds



14 tots located within the community



Still Pond Community Center



1 of 2 Swimming Pools



13 Miles of Trails

Status: ACTIVE
 List Price: \$399,999
 Ownership: Fee Simple - Sale
 BR/FB/HB: 4/3/1
 Lot AC/SF: 0.05/2,325.00
 Lvl's/Fpl's: 3 / 1
 Tot Fin SF: 1596
 Tax Living Area: 1,372
 Year Built: 1984
 Total Tax: \$3,681
 Tax Yr: 2013
 Ground Rent:
 Style: Colonial
 Type: Townhouse



Transaction Type: Standard
 Legal Sub: Franklin Farm
 Adv. Sub: Franklin Farm
 Model: FAIRFAX

Auction: No
 HOA Fee: \$142.00/ Quarterly
 CIC Fee: /
 Other Fee: /
 Condo/Coop Proj Name:

ADC Map: 5D12

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	4	0	3		1		ES: OAK HILL
FB:	3	0	2		1		MS: FRANKLIN
HB:	1	1	0		0		HS: CHANTILLY

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

Living Room:	21 x 11	Main	Dining Room:	13 x 10	Main	Bedroom-Master:	17 x 11	Upper 1
Bedroom-Second:	10 x 9	Upper 1	Bedroom-Third:	10 x 9	Upper 1	Kitchen:	11 x 9	Main
Recreation Rm:	19 x 18	Lower 1	Bedroom-Fourth:	10 x 9	Lower 1			

Exterior:

Exterior Const: Vinyl Siding
 Other Structures: Above Grade, Below Grade
 Lot Desc:

Basement: Yes, Walkout Level, Full, Fully Finished

Parking: Drwy/Off Str

Heating System: Heat Pump(s)

Water: Public

Cooling System: Central A/C

Sewer/Septic: Public Sewer

Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Oven/Range-Electric, Refrigerator, Washer

Amenities:

HOA/CIC Fee Includes: Snow Removal, Trash Removal

HOA/CIC Amenities: Tot Lots/Plygrd, Tennis Courts

Remarks: CALL 1ST & SHOW. BABIES. BEAUTIFUL END UNIT TWNHM. EXCELL CONDITION. HW MAIN FLR & STAIRS. REM KICHEN & NEW APPLIANCES. RECESSED LIGHTINGS, NEW SLIDING DOOR. LARGE PATIO & PLAYGROUND. NEW WINDOWS (2013) OPERATING DAYCARE IN BASEM CAN CONVEY. CLOSE TO FFX PRKWY. SPACIOUS ROOMS, SEPARATE DINING RM W/HARDWD FLR, LEADS TO DECK. W/O LWR LVLS HAS REC RM W/FP, 4TH BDRM/DEN AND WDR RM. WALK TO SHOPS & GYM

Directions: 65W TO RT 50W ~ R ON FAIRFAX CTY PARKWAY ~ L ON FRANKLIN FARM ~ R ON STONE HEATHER ~ L ELEVATION

Listing Co: Northern Virginia Homes, NVH1

List Date: 24-Jul-2014

DOM-MLS/Prop: 21/21

Courtesy of: Reza Rofougaran

Home: (703) 759-7555 Office: (703) 734-0400
 Cell: (703) 734-0400 Email: rezar@mriss.com
 Company: Northern Virginia Homes
 Office: (703) 435-0776 Fax: (703) 435-0098

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 Information is believed to be accurate, but should not be relied upon without verification.
 Accuracy of square footage, lot size, schools and other information is not guaranteed.

