

**Status:** ACTIVE  
**List Price:** \$4,000  
**Ownership:** Fee Simple - Rental  
**BR/FB/HB:** 5/3/1  
**Lot AC/SF:** 0.50 / 21,783.00  
**Lvs/Fpls:** 3 / 1  
**Tot Fin SF:** 0  
**Year Built:** 1969  
**Total Tax:**  
**Tax Yr:**  
**Ground Rent:**  
**Style:** Colonial  
**Type:** Detached



**Lease Min/Max:** 24/36

**Avail:** 15-Jul-2009

**Security:** \$4,000

**Legal Sub:** Troxell Manor

**HOA Fee:** /

**Pets/Dep:** Case by Case/500.00

**Adv. Sub:** Troxell Manor

**C/C Fee:** /

**Tax Map:** 0202 03 0007

**Model:** COLONIAL

**Other Fee:** /

**Liber:**

**C/C Proj Name:**

**Folio:** 202

	Total	Main	Upr1	Upr2	Lwr1	Lwr2
BR:	5	0	5	0	0	0
FB:	3	0	2	0	1	0
HB:	1	1	0	0	0	0

**Schools:**  
 ES: SPRING HILL  
 MS: COOPER  
 HS: LANGLEY

**Parcel:**

**Block/Square:**

**Lot:** 7

**Map Coord:** 8B2

**Area:**

<b>Master Bdrm:</b>	Upper 1	<b>Fifth Bdrm:</b>		<b>Rec Rm:</b>	Lower 1	<b>Othr Rm 3:</b>	
<b>Master Bdrm 2:</b>		<b>Living Rm:</b>	Main	<b>Den:</b>	Lower 1	<b>Foyer :</b>	Main
<b>First- Bdrm:</b>	Upper 1	<b>Dining Rm:</b>	Main	<b>Library:</b>		<b>Garage:</b>	Main
<b>Second Bdrm:</b>	Upper 1	<b>Kitchen:</b>	Main	<b>Sitting:</b>		<b>Carport:</b>	
<b>Third Bdrm:</b>	Upper 1	<b>Brkfast Rm:</b>		<b>Othr Rm 1:</b>		<b>Unfinished:</b>	
<b>Fourth Bdrm:</b>	Upper 1	<b>Family Rm:</b>	Main	<b>Othr Rm 2:</b>			

**Exterior:**

**Exposure:**

**Exterior Const:** Brick

**Roofing:**

**Other Structures:** Office/Studio

**Lot Desc:**

**Gar/Crpt/Assgd Spaces:** 2//

**Basement:** Yes, Fully Finished,Walkout Level

**Heating Fuel:** Oil

**Parking:** Garage

**Hot Water:** Electric

**Heating System:** Forced Air

**Cooling Fuel:** Electric

**Water:** Public

**Soil Type:**

**Cooling System:** Central A/C

**Sewer/Septic:** Public Sewer

**Appliances:** Cooktop,Dishwasher,Disposal,Dryer,Exhaust Fan,Microwave,Oven-Wall,Refrigerator,Washer

**Amenities:** Crown Molding,Draperly Rods,Draper/Curtains,FP Mantels,FP Screen,MBR-BA Full,Master Walk-in Closet,Shades/Blinds,Walk-in Closet(s),Wood Floors

**HOA/C/C Amenities:**

**Tenant Responsible:** All Utilities

**Lease Clauses:** LB Lease,No Smokers

**Rental Special:** None

**List Date:** 21-May-2009

**Update Date:** 23-May-2009

**DOM-MLS:** 2

**DOM-Prop:** 2

**Remarks:** A spacious classically designed colonial set amid trees on a quiet street only 1.7 miles west of beltway. Photos on Wallace-homes.com. Must call the day before to have alarm turned off.

**Directions:** From the Beltway go west on Georgetown Pike for 1.7 miles and turn right on Merriewood Lane. The house is down the lane on the right.

**Show Instructions:** 24 Hour Notice,Appt Contact,Call 1st-Lister,Call 1st-Owner, , -

**Listing Co:** WALLACE & ASSOCIATES, WALL1

**Phone:** (703) 385-8140

**Fax:** (703) 691-8549

**Listing Agent:** LOUISE WALLACE

**Home:** (703) 385-8140

**Fax:** (703) 691-8549

**Office:**

**Pager:**

**Cell:** (703) 606-8282

**Owners:** Jeffrey Bonvincin, Mary Harbrant

**Home:** (703) 893-1322

**Show Contacts:** Mary Harbrant

**Home:** (703) 893-1322

**Sub Comp:** 25

**Buy Comp:** 25

**Add'l:**

**Dual:** Y

**DesR:** N

**VarC:** N

