



Status: ACTIVE
MLS#: PW7472859
Postal City: Woodbridge
Class: Residential
Listing Type: Excl. Right
Legal Subdiv: LAKE RIDGE
Advertised Subdiv: LAKE RIDGE
Model Name:
Tax ID: 42309
Age: 35
Style: Colonial

Address: 1939 MARINER LN
County/State: PRINCE WILLIAM, VA
Election District:
Inc. City/Town:

List Price: \$1,550
Zip Code: 22192-2330
Ownership: Fee Simple, Rental

Date Avail: 26-Dec-2010
ADC Map: 16D8
Area:
Tax Year:
Tot Sqft - Fin: 1,980
TH Type: Interior

Total Taxes:
Year Built: 1975
Type: Townhouse

TBM Map:
Lot AC/SF: 0.03/1,477
HOA Fee: \$0.00 / None
C/C FEE: /
Levels: 3
Fireplaces: 0

<u>INTERIOR</u>	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
Bedrooms:	3	0	3	0	0	0	ES: Rockledge
Full Baths:	3	0	2	0	1	0	MS: Woodbridge
Half Baths:	1	1	0	0	0	0	HS: Woodbridge

Room List: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Kitchen, Recreation Rm

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Living Room	17 x 12	Main	Ceramic Tile	
Dining Room	11 x 8	Main	Ceramic Tile	
Bedroom-Master	17 x 10	Upper 1	Wood	
Bedroom-Second	13 x 10	Upper 1	Wood	
Bedroom-Third	9 x 9	Upper 1	Wood	
Kitchen	10 x 9	Main	Ceramic Tile	
Recreation Room	19 x 11	Lower 1	Ceramic Tile	

Main Entrance: Hall
Interior Style: Floor Plan-Traditional
Dining/Kitchen: Kit-Table Space, Sep Dining Rm
Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Oven/Range-Electric, Range hood, Refrigerator, Washer
Amenities: Bath Ceramic Tile, Built-in Bookcases
Property Condition:
Security:
Windows/Doors:
Walls/Ceilings:

Basement (Y/N): Yes
Basement Type: Full, Fully Finished, Walkout Level
Basement Entrance: Connect Stair, Rear Entrance
Handicap: None
Unit Description:

House Dimensions:



R-Factor Basement:
Tot Sqft - Fin: 1,980

R-Factor Ceiling:
Above Grade Fin/Unfin:1,320 /

R-Factor Walls:
Below Grade Fin/Unfin: 660/
Tax Living Area: 1,320

DIRECTIONS: From 95, take Rt. 123 (N), L-Old Bridge, R-Clipper, R-Mariner to 1939 on right.

AGENT REMARKS: Fantastic Brick Front rental property close to everything! Located in sought after Lake Ridge, this home offers 3 finished levels w/3-BR's & 3.5-BA's. Wood floors in the bedrooms and ceramic tile through-out the rest of the house. Living Room has custom built-in's w/glass doors and entertainment center. Generous rearyard has 2 decks and backs to trees. Please, NO SMOKERS & NO VOUCHERS!!

INTERNET REMARKS: Fantastic Brick Front rental property close to everything! Located in sought after Lake Ridge, this home offers 3 finished levels w/3-BR's & 3.5-BA's. Wood floors in the bedrooms and ceramic tile through-out the rest of the house. Living Room has custom built-in's w/glass doors and entertainment center. Generous rearyard has 2 decks and backs to trees. Please, NO SMOKERS & NO VOUCHERS!!

EXTERIOR

New Construction: No

Buiding Sites/Lots:

Soil Type:

Exterior:

Exterior Construction: Brick and Siding, Brick Front

Lot Description:

Other Structures: Above Grade, Below Grade

Roads:

Roofing:

Topography:

Transportation:

View Exposure:

Transfer Development Rights:

Builder Name:

Lot Dimensions:

Lot Sqft: 1,477

Lot Acreage: 0.03

Total Units:

Wooded Acres:

Fenced Acres:

PARKING: Assigned

Type of Garage:

Type of Carport:

Parking Block/Square:

Parking Space #:

Garage Spaces:

Carport Spaces:

Parking Inc in List Price:

Parking Inc in Sale Price:

Assigned Spaces: 2

Parking Lot:

UTILITIES

Heating System: Heat Pump(s)

Cooling System: Ceiling Fan(s), Central A/C

Hot Water: Electric

Water: Public

TV/Cable/Comm:

Heating Fuel: Electric

Cooling Fuel: Electric

Sewer/Septic: Public Sewer

Metering:

FARM: No

WATER: No

VACATION: No

FINANCIAL INFORMATION

Lease Clause: Carpet Cleaning, No Smokers, Pets-Not Allowed

Tenant Responsible: All Utilities, Gutter Cleaning, Lawn/Tree/Shrub Care, LBulbs/Filters/Fuses/Alarm Care

Rent Includes: Common Area Maintenance, Parking, Trash Removal

Rent Special: Certified Funds Required, Prop Mgt Rental, Unfurnished

Security Deposit: \$1,550

Move In Fee: \$0

Pets Allowed: No

Pet Deposit:

Elevator Use Fee: \$0

Repair Deductible: \$60.00

Processing Fee: \$45

Date Available: 26-Dec-2010

Min Lease: 12

Max Lease: 24

Project Approved:

Possession:

Tenants Rights: Tenant-Notified

Current Financing/Loan:

New Financing:

Cash to Assume:

Amortized Years:

Special Assessment:

Owner/Private Finance:

Balloon- # of Years:

Remaining Yrs:

Interest Rate:

Annual Rent Income:

Special Assessment 2:

Years:

Rental Year:

Remaining Yrs:

Condo/Coop Fee: -- Frequency:
 HOA Fee: 0.00 -- Frequency: None
 HOA/Condo/Coop Community Amenities: Pool-Outdoor, Tot Lots/Plygrd
 HOA/Condo/Coop Rules:
 HOA/Condo/Coop Fees Include:
 HOA/Condo/Coop Management:

HOA Y/N: Yes

LEGAL INFORMATION

Lot: 49	Block/Square: 7	Section: 8C	Phase:
Parcel Number:	Liber #:	Folio #:	Zoning Code: RPC
Master Plan Zoning:	Historic Designation ID:		Tax Map #: 057-18-007-0049
Contract Info:			
Disclosures: None			
Documents:			
Special Permits:			
Contract Info:			
Disclosures: None			
Documents:			
Special Permits:			

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: Nugent	Home #:	Office #:
Showing Contact 1: COLIN CLARK	Home #: (703) 491-2095	Office #:
	Monthly Rent:	Lease Exp. Date:
Showing Contact 2: HEATHER CLARK	Home #: (703) 491-2095	Office #:
	Monthly Rent 2:	Lease Exp.Date 2:
Show Instructions: Call 1st-Showing Contact, Lockbox-Sentrilock	Show Days: All Days	
Show Time: 9 AM-7 PM	Office Phone: (703) 888-9457	Fax#: (703) 991-8536
Prop Mgmt Company: TAG HOME MANAGEMENT. LLC	Phone: (703) 203-9434	
Prop Mgr's Name: GREGG TOMLIN		

LISTING AGENT/BROKER/COMPENSATION

Listing Agent: GREGG TOMLIN , ID: 54012	Home: (703) 203-9434	Home Fax: (703) 991-8536
Cell Phone: (703) 203-9434	Pager:	Voice Mail: x
Agent Office: (703) 913-3017		
Agent Email: greggtomlin@jobinrealty.com		
Company: Jobin Realty, JOBN2		Office: (703) 913-3017
Address: 6507 Sydenstricker Rd, Burke, VA 22015		Fax: (703) 913-3021
Sub-Agent Comp: 30%	Buyer-Agent Comp: 30%	Add'l Comp:
Dual Agency: Yes	Variable Rate Comp: No	Desg Rep: Yes
List Date: 03-Nov-2010	Update Date: 08-Dec-2010	Update Type: OTHER
Orig Price: \$1,550	Prior LP:	Days on Mkt MLS:: 6
Photo Option: Lister will Submit All		Total Photos: 10
		Off Mkt Date:
		Days on Mkt Property: 6
		Advertising: IDX-PUB