



**Status:** ACTIVE

**MLS#:** ST7477278

**Postal City:** Stafford

**Class:** Residential

**Listing Type:** Excl. Right

**Legal Subdiv:** HIGHPOINTE

**Advertised Subdiv:** HIGHPOINTE

**Model Name:**

**Tax ID:** 20-V - -26

**Age:** 16

**Style:** Colonial

**Address:** 504 PINNACLE DR

**County/State:** STAFFORD, VA

**Election District:** 1

**Inc. City/Town:**

**Date Avail:** 01-Dec-2010

**ADC Map:** 7C11

**Area:**

**Tax Year:**

**Tot Sqft - Fin:** 1,790

**TH Type:** Interior

**List Price:** \$1,450

**Zip Code:** 22554-7544

**Ownership:** Fee Simple, Rental

**TBM Map:**

**Lot AC/SF:** 0.04/1,599

**HOA Fee:** \$0.00 / None

**C/C FEE:** /

**# Levels:** 3

**# Fireplaces:** 1

<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>
<b>Bedrooms:</b>	3	0	3	0	0	0	ES:
<b>Full Baths:</b>	3	0	2	0	1	0	MS:
<b>Half Baths:</b>	1	1	0	0	0	0	HS:

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

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Living Room	12 x 10	Main	Wood	
Dining Room	16 x 9	Main	Wood	
Bedroom-Master	19 x 12	Upper 1	Carpet	
Bedroom-Second	10 x 10	Upper 1	Carpet	
Bedroom-Third	9 x 8	Upper 1	Carpet	
Kitchen	19 x 12	Main	Vinyl	
Recreation Room	17 x 15	Lower 1	Carpet	Wood Burning
Den	11 x 10	Lower 1	Carpet	
Foyer	4 x 3	Main	Wood	

**Main Entrance:** Foyer

**Interior Style:** Floor Plan-Traditional

**Dining/Kitchen:** Liv-Din Combo, Breakfast nook

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

**Amenities:** Attach Mstr Bath, Bath Ceramic Tile, Double Vanities, FP Glass Doors, Home Warranty, MBR-BA Full, W/W Carpeting, Wood Floors

**Property Condition:**

**Security:**

**Windows/Doors:**

**Walls/Ceilings:**

**Basement (Y/N):** Yes

**Basement Type:** Full, Fully Finished, Heated, Improved, Rear Entrance, Walkout Level

**Basement Entrance:** Connect Stair, Outside Entrance, Rear Entrance



Handicap: None  
Unit Description:  
R-Factor Basement:  
Tot Sqft - Fin: 1,790

R-Factor Ceiling:  
Above Grade Fin/Unfin:1,360 /

House Dimensions:  
R-Factor Walls:  
Below Grade Fin/Unfin: 430/  
Tax Living Area: 1,360

**DIRECTIONS:** From I-95 take exit 143-B (Rt-610 Garretsonville), L-Mine, R-Highpointe, R-Pinnacle to 504 on right.

**AGENT REMARKS:** Beautiful well-maintained Townhome located in North Stafford. 3 finished levels w/3-BR's & 3-1/2 BA's. Lower level has large Rec.Room with FP and a possible 4th Bedroom or Den/Office. Nice sized deck over looking fenced rear yard & backs to trees. Dogs under 30-lbs OK, but no cats. Some minor work still being done in the basement. No Smokers & No Vouchers. Use Sentri-lock or call agent for Combo!!

**INTERNET REMARKS:** Beautiful well-maintained Townhome located in North Stafford. 3 finished levels w/3-BR's & 3-1/2 BA's. Lower level has large Rec.Room with FP and a possible 4th Bedroom or Den/Office. Nice sized deck over looking fenced rear yard and backs to trees. Dogs under 30-lbs OK, but no cats. Non-Smokers only and No Vouchers.

**EXTERIOR**

New Construction: No  
Buiding Sites/Lots:  
Soil Type:  
Exterior:  
Exterior Construction: Vinyl Siding  
Lot Description:  
Other Structures: Above Grade, Below Grade  
Roads:  
Roofing:  
Topography:  
Transportation:  
View Exposure:  
Transfer Development Rights:

Builder Name:  
Lot Dimensions:

Lot Sqft: 1,599  
Lot Acreage: 0.04  
Total Units:

**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:

Fenced Acres:  
  
# Assigned Spaces: 2  
  
Parking Lot:

**UTILITIES**

Heating System: Forced Air  
Cooling System: Ceiling Fan(s), Central A/C  
Hot Water: Natural Gas  
Water: Public  
TV/Cable/Comm:

Heating Fuel: Natural Gas  
Cooling Fuel: Electric  
Sewer/Septic: Public Sewer  
Metering:

**FARM:** No

**WATER:** No

**VACATION:** No

**FINANCIAL INFORMATION**

Lease Clause: Carpet Cleaning, Deflea/Detick Clause, No Smokers, Pet Damage, Pets-Allowed  
Tenant Responsible: All Utilities, Fpl/Flue Clean, Frz Wtr Pipe Dmg, Lawn/Tree/Shrub Care, LBulbs/Filters/Fuses/Alarm Care  
Rent Includes: Common Area Maintenance, HOA/Condo Fee, Parking, Trash Removal  
Rent Special: Certified Funds Required, Prop Mgt Rental, Unfurnished

Security Deposit: \$1,450	Pet Deposit: \$350	Processing Fee: \$45	Date Available: 01-Dec-2010
Move In Fee: \$0	Elevator Use Fee: \$0		Min Lease: 12
Pets Allowed: Case by Case	Repair Deductible: \$60.00		Max Lease: 12

Project Approved:  
Possession:  
Tenants Rights: None, Vacant  
Current Financing/Loan:

New Financing:	Owner/Private Finance:	Interest Rate:	Years:
Cash to Assume:	Balloon- # of Years:	Annual Rent Income:	Rental Year:
Amortized Years:	Remaining Yrs:	Special Assessment 2:	Remaining Yrs:

Condo/Coop Fee: -- Frequency:  
 HOA Fee: 0.00 -- Frequency: None  
 HOA/Condo/Coop Community Amenities: Basketball Courts, Tot Lots/Plygrd  
 HOA/Condo/Coop Rules: Parking, RV/Boat/Trail  
 HOA/Condo/Coop Fees Include: Tot Lot(s)/Plygrd, Trash Removal  
 HOA/Condo/Coop Management:

HOA Y/N: Yes

**LEGAL INFORMATION**

Lot: 26	Block/Square:	Section:	Phase:
Parcel Number:	Liber #: PB19	Folio #: P242	Zoning Code: R2
Master Plan Zoning:	Historic Designation ID:		Tax Map #: 20V 26
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: GREGG TOMLIN	Home #: (703) 203-9434	Office #:
	Monthly Rent:	Lease Exp. Date:
Show Instructions: Lockbox-Comb, Lockbox-Sentrilock, Show Anytime, Vacant		
Show Time: 9 AM-8 PM	Show Days: All Days	
Prop Mgmt Company: TAG HOME MANAGEMENT, LLC	Office Phone: (703) 888-9457	Fax#: (703) 991-8536
Prop Mgr's Name: GREGG TOMLIN	Phone: (703) 203-9434	

**LISTING AGENT/BROKER/COMPENSATION**

Listing Agent: GREGG TOMLIN , ID: 54012	Home: (703) 203-9434	Home Fax: (703) 991-8536
Cell Phone: (703) 203-9434	Agent Office: (703) 913-3017	Voice Mail: x
Agent Email: greggtomlin@jobinrealty.com	Pager:	
<b>Company:</b> Jobin Realty, JOBN2		Office: (703) 913-3017
Address: 6507 Sydenstricker Rd, Burke, VA 22015		Fax: (703) 913-3021

Sub-Agent Comp: 25%	Buyer-Agent Comp: 25%	Add'l Comp:	
Dual Agency: Yes	Variable Rate Comp: No	Desg Rep: Yes	
List Date: 10-Nov-2010	Update Date: 28-Dec-2010	Update Type: MEDIA	Off Mkt Date:
Orig Price: \$1,450	Prior LP:	Days on Mkt MLS:: 2	Days on Mkt Property: 2
Photo Option: Lister will Submit All		Total Photos: 11	Advertising: IDX-PUB