

Elegant Living.

*Have you ever wanted to live
in the home that's just right for you?*

*With nearly 2,200 square feet of custom finishes arranged over
three levels, this perfectly appointed home is the gem you've been
hoping you would find.*



- Three-levels, 4-Bedrooms, 3 1/2-Baths.
- First and third-floor Master Suites.
- Hardwood, Granite Kitchen, Granite Bathrooms.
- Custom finishes throughout.
- Kitchen Island and Bay Window.
- Spacious 18 ft. Deck with water views.
- Vaulted Master.
- Gas Fireplace. Alarm system. Ceiling Fans.
- Excellent Ashburn Farm location.
- Address: 43253 Chokeberry Square, Ashburn, VA 20147.
- Offered at: \$429,967.
- For a Private Showing call Charles at 703-338-0999.



**Free Recorded Message:
888-244-0160 Ext. 90152**



FOR SALE \$429,967

Fine Appointments.



The first floor is anchored by an impressive entrance hall which leads directly to the family room with gas fireplace and the second master suite, which could easily be an au pair quarters or accommodations for a professional home office.

Warm & Inviting

Revealing careful attention to detail, this exceptional custom-finished home features all granite surfaces, upgraded hardwood flooring and beautiful multi-piece moldings throughout its elegant interior.

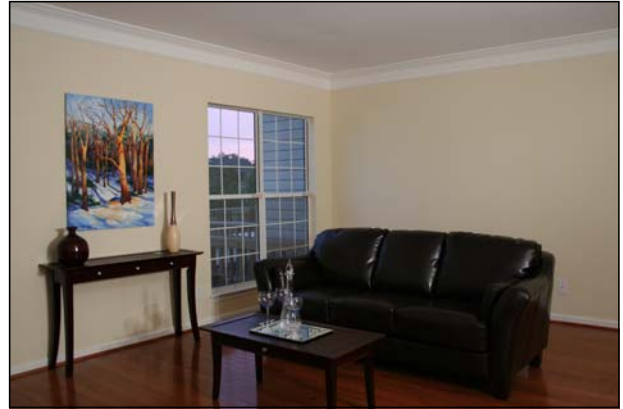


A Gourmet's Delight

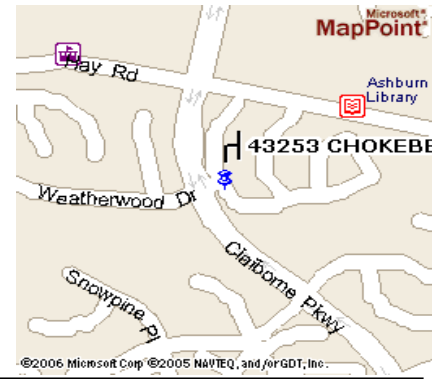
Sophistication Exemplified. Truly one of Ashburn's finest homes, this four-bedroom, three-full-and-one-half-bath magnificently appointed town-home presents the foundation for a sophisticated lifestyle.



Fine Appointments.



Status: ACTIVE
List Price: \$429,967
Ownership: Fee Simple - Sale
BR/FB/HB: 4/3/1
Lot AC/SF: 0.04/1,742.00
LvlS/Fpls: 3 / 1
Tot Fin SF: 1454
Year Built: 1995
Total Tax: \$3,613
Tax Yr: 2006
Ground Rent:
Style: Colonial
Type: Townhouse



Legal Sub: Ashburn Farm
Adv. Sub: Ashburn Farm
Model: MCLEAN

HOA Fee: \$56.00/ Monthly
C/C Fee: /
Condo/Coop Proj Name:

Map Coord: 30G3

	Total	Main	Upr1	Upr2	Lwr1	Lwr2
BR	4	0	3	0	1	0
FB	3	0	2	0	1	0
HB	1	1	0	0	0	0

Schools:
 ES: SANDERS CORNER
 MS: BELMONT RIDGE
 HS: STONE BRIDGE

Master Bdrm:	Upper 1	Fifth Bdrm:		Rec Rm:		Othr Rm 3:	
Master Bdrm 2:		Living Rm:	Main	Den:		Foyer :	Lower 1
First Bdrm:	Upper 1	Dining Rm:		Library:		Garage:	Lower 1
Second Bdrm:	Upper 1	Kitchen:	Main	Sitting:		Carport:	
Fourth Bdrm:	Lower 1	Family Rm:	Lower 1	Othr Rm 2:			

Exterior:

Exterior Const: Alum/Steel Siding

Other Structures: Above Grade

Lot Desc:

Basement: Yes, Daylight, Full, Fully Finished, Outside Entrance, Rear Entrance, Walkout Level

Parking: Assigned, Street, Unassigned

Heating System: Forced Air

Water: Public

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

Sewer/Septic: Public Sewer

Exposure:

Roofing:

Gar/Crpt/Assgd Spaces: //2

Heating Fuel: Natural Gas

Hot Water: Natural Gas

Cooling Fuel: Electric

Soil Type:

Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Ice maker, Microwave, Oven/Range-Gas, Refrigerator, Washer

Amenities: Auto Gar Dr Opn, Entry Lvl BR, FP Mantels, Granite Counters, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, W/W Carpeting, Walk-in Closet(s), Washer/Dryer Hookup, Wood Floors

HOA/C/C Fee Includes: CAM, Reserve Funds, Snow Removal, Tot Lot(s)/Plygrd, Trash Removal

HOA/C/C Amenities: Basketball Courts, Bike Trail, Common Grounds, Community Ctr, Jog/walk Path, Pool Mem Avail, Pool-Outdoor, Tot Lots/Plygrd, Water / Lake Priv

Remarks: BEAUTIFULLY RENOVATED!! Best deal in Ashburn for this 4BR, 3.5BA, 3lv TH newly done. Features new 3"HW, spac KIT w/ new granite countertop, backsplash & appls, new lightings & fixtures, wo REC w/ FP, spac master BR w/ walkin closet & cathedral ceiling, 2nd master BR w/ full BA on 1st flr, deck & WATER VIEWS. OPEN HOUSE SAT/SUN 12-5 COME SEE!!!

Directions: RT 28 TO WAXPOOL RD TOWARDS ASHBURN. FOLLOW INTO ASHBURN FARM. RIGHT ON CLAIBORNE, RIGHT ON CHOKEBERRY SQUARE, BEAR RIGHT TO HOME ON RIGHT #43253.

Listing Co: KELLER WILLIAMS REALTY., KWR8

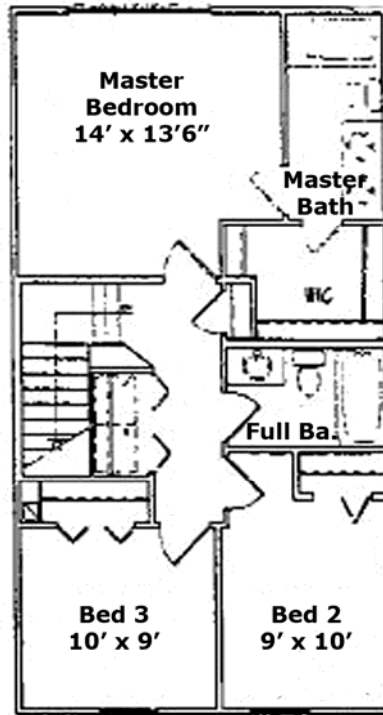
List Date: 15-Sep-2006

DOM-MLS/Prop: 0/0

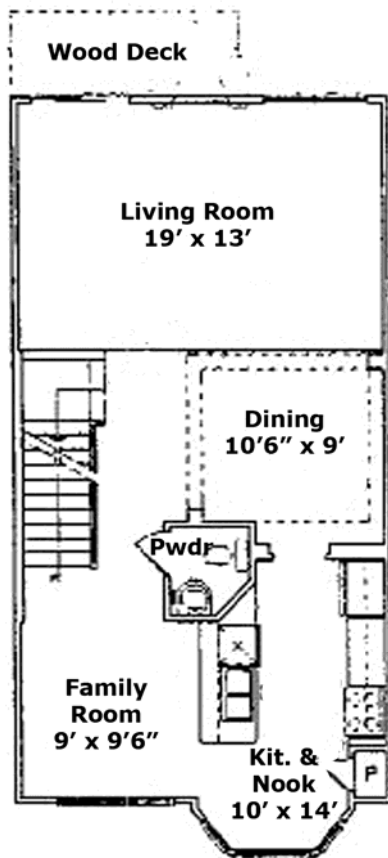
Courtesy of: Tiffany Bram

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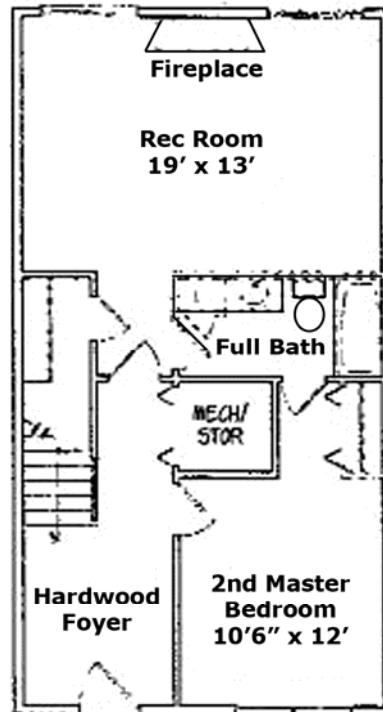
43253 Chokeberry Square – Floorplan
2,174 sq. ft.



Upper Level



Main Level



Entry Level