

The FAIRFAX Newsletter

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Mix of Housing Options Proposed at Woodland Park in Herndon

NVR, Inc. has submitted a series of applications to allow construction of a mix of single family attached and multi-family residences on just under 12 acres of vacant land at Woodland Park south of the Dulles Toll Road and east of Centreville Road.

The property, which has remained undeveloped since it was rezoned to the PDC, Planned Development Commercial, district, in 2000, is approved for 460,319-square feet of office development. With the rezoning, NVR wants to convert the approved office square footage to allow approximately 530,940-square feet of residential gross floor area inclusive of affordable and workforce dwelling units.

Located in the northeast quadrant of the intersection of Centreville Road and Woodland Park Drive within the Herndon Transit Station Area (TSA), the three vacant parcels are part of the larger 29-acre Woodland Park development, the majority of which (23.46 acres) was rezoned by Tishman Speyer fifteen years ago from the I-4, office, district to PDC, Planned Development Commercial, to permit mixed-use development.

According to the statement filed by senior land use planner Elizabeth D. Baker with the law firm Walsh, Colucci, Lubeley & Walsh, PC, NVR is asking approval of a proffer condition amendment to delete 11.95 acres from the acreage converted to the PDC zone under original rezoning (RZ 1999-HM-037) to allow the land to be rezoned. The accompanying rezoning proposes changing the property to the PDH-30, Planned Development Housing-30, district.

The statement notes that the “11.95 acre Application Property represents the only undeveloped parcels in Waterview and Woodland Park East,” adding that the “planning approach for Woodland Park Waterview is to transform the relatively

suburban style office campus to a more dynamic mix of uses offering an attractive living and working environment.”

A major feature situated along the northern and eastern edges of the property are two large ponds, with the application pointing out that “[t]he site layout is designed to take advantage of the views and create new amenities adjacent to” these ponds. The statement adds, “With tree save areas, water views, and a thoughtful arrangement of paths and seating areas, the pond system is a significant community amenity.” Fifty-four-percent of the property will be provided as open space.

NVR is proposing three different residential unit types for the Woodland Park Waterview site: multi-family units, two-over-two units, and urban-style townhomes. The residences, according to the application, will include:

- 298 multi-family units in a 5-story building with structured parking internal to the building. The building will be sited east of Verisign Way (an existing private street running north/south that provides access to an existing 13-story office building north of the site) and south of the central pond. The primary pedestrian entrance to the building is planned for the corner of Woodland Park Road and Verisign Way, but plans also call for ground-floor units along the eastern façade with direct access to a new linear park identified as the “Pedestrian Promenade.”
- 56 two-over-two units in 4-story structures fronting on Woodland Park Road and the “Pedestrian Promenade.” Single-car garages with driveway parking for another car will be accessed via private streets at the rear of the units.

Virginia Newsletters, LLC # www.virginianewsletters.com

Circulation and News: 703-450-5085 (Phone), 703-450-0185 (fax) gina@virginianewsletters.com

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- 32 urban-style townhomes located on the northern portion of the property closest to the central pond. The units, which will front on the pond or interior open spaces, will feature rear-loading two-car garages.

The Pedestrian Promenade – located between Woodland Park Road and the central pond – will provide connectivity to the trail system along the ponds, the application notes. The project will include a variety of public and private park spaces including a 1.83-acre community park west of Verisign Way and a 1.02-acre public park along the Pedestrian Promenade, according to the statement.

As part of the project, NVR will provide 11 affordable dwelling units and 45 workforce dwelling units. Other features of the development will include a new bike lane added to the north side of Woodland Park Road; construction of additional trails for bike and pedestrian use; provision of internal sidewalks and trails, and LEED or equivalent certification, the statement notes.

What isn't planned to be included is ground-floor retail space in the multi-family building. The applicant asserts that residents will be "well served with the existing grocer and other retail establishments located in the Woodland Crossing Shopping Center...and the existing shopping center just south of Sunrise Valley Drive."

In conclusion, the statement maintains that "[T]his application will implement the newly adopted Plan for the Herndon Transit Station Area by creating a well-designed residential community and a significant open space and park network. The Applicant has proposed a mix of residential styles that is market appropriate and should meet the needs of a variety of households."

Novus Proposes Richmond Highway Multi-Family Redevelopment Project

Plans for another step in the revitalization of the Richmond Highway were submitted in December by NOVUS Residences, the multi-family arm of Washington, DC-based Cafritz Interests.

Novus Property Holdings LLC is asking to rezone approximately 5.3 acres of property in the northeast quadrant of Richmond Highway and Fairview Drive – within the Penn Daw Community Business Center and Richmond Highway Revitalization District – from the C-8, commercial, and R-4,

residential, zones to PRM, Planned Residential Mixed-Use, to allow construction of a new multi-family building.

Review of the rezoning request is running parallel with review of an out-of-turn plan amendment authorized by the board of supervisors in July to consider allowing redevelopment of the aging strip retail development (at tax map 083-3-01-0018, 19, and 20) with a multi-family building containing up to 375 units and up to 7,5000-square feet of retail use.

Novus, the contract purchaser of the property, is proposing construction of a single building with 340 units. "The proposed building will feature attractive, high-quality building materials that will significantly improve the appearance of the Subject Property," states the rezoning document filed on behalf of Novus by Sara V. Mariska, planner with the law firm Walsh, Colucci, Lubeley & Walsh, PC. The statement mentions that not only will the new building provide an attractive improvement to the area, but will also provide a new residential option for those seeking housing on Richmond Highway, contribute to multi-modal connectivity in the corridor, and incentivize redevelopment in the surrounding area.

The building, which will feature a central garage largely screened by the units, will step down from five stories along Richmond Highway to three stories adjacent to the existing residential properties to the south and east of the site, with the statement submitted noting that "the building will provide an attractive street edge along Richmond Highway while being sensitive to the existing residential dwellings" to the east. Amenities for the building's residents will include a gym, business center, dog spa, music practice rooms, and bike repair room, according to the application.

Novus plans to make improvements to the adjacent transportation network, including the addition of a 5-foot sidewalk along Fairview Drive and 9-foot trail along Richmond Highway to offer connectivity to the surrounding community, as well as providing dedication of right-of-way to accommodate future improvements to Richmond Highway, the application states.

Approximately 39-percent of the property will be provided as open space (the zoning ordinance requires 20 percent) and landscaping will be located along all sides consistent with the comprehensive plan's recommendations. Stormwater management techniques for the project will include an underground facility, extended tree pits, permeable pavement, roof disconnects, and a bioretention facility, the application points out.

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While the building will include both Type 3 and Type 5 construction, the application notes that Type 3 is exempt from the county's Affordable Dwelling Unit (ADU) ordinance, but Type 5 is not, so that portion will include on-site ADUs consistent with the ordinance.

The three-parcel, largely-impervious site is currently owned by JBG Rosenfeld Retail's Kings Crossing Venture LLC and includes two vacant R-4-zoned parcels (Parcels 18 and 19) and a single C-8-zoned parcel (Parcel 20 at 6319-6329 Richmond Highway) built with four pad sites – a Pizza Hut, Wendy's, Title Max, and martial arts facility.

Meanwhile, NOVUS Residential's "Fairfax Gateway" proposed mixed-use multi-family project planned for the Kamp Washington area of the City of Fairfax continues its journey through the city's review process. In response to issues raised by council members at a July work session, company representatives continue to work with the staff to respond to concerns about the density, amount of commercial space, and affordable housing, among other topics. NOVUS Fairfax Gateway LLC is asking to rezone the 8.33-acre parcel to allow development of an approximately 395-unit multi-family building with about 29,000-square feet of ground-floor commercial space.

Commercial Properties Acquired at Year-End

As is typically the case, during the last month of the year a number of commercial properties traded hands in the county. Those transactions of particular interest included the following:

- Meridian Group's TMG Solutions Plaza Land, LP closed on its acquisition of five parcels at Greensboro and Westpark drives at "The Boro" transit-oriented project, three of which are vacant, totaling 8.09 acres (tax map 029-3-15-007C1, 7E1, and 7A1), and two occupied by the 13-story office building and parking lot at 8301Z Greensboro Drive on 6.54 acres of land (tax map 029-3-15-007B1 and 4D1).

The developer paid \$100,250,000 for the property which – along with two additional parcels (for a total of 18.33 acres) – is under review by the county for rezoning from C-4 to the PTC, Planned Tysons Corner Urban, district to allow development of approximately 4.25 million-gross square feet of mixed-use development including residential, retail,

office, and hotel uses within a quarter mile of the Greensboro Metro Station. The seller was Leidos Enterprise Properties, LLC.

In December, the planning commission approved a final development plan for construction of an office tower and cinema complex on two blocks within the proposed 5-block project; in October, the commission approved the FDP for three residential buildings and up to 165,000-square feet of retail space that will include a Whole Foods market.

The rezoning associated with the FDPs is scheduled for a board of supervisors' public hearing in January 2016.

- Bethesda, MD-based Meridian Group also purchased in December the 5-story office building at 11111 Sunset Hills Road in Reston for \$54.6 million. The price worked out to approximately \$245.46 per gross square foot for the 222,444-square foot building built in 2000. The seller, which bought the building in April of 2007 for \$73,934,108, was 11111 Sunset Hills Property LLC. The I-4-zoned site (tax map 018-3-06-0008) totals 9.72 acres.
- Dallas, TX-based Stream Realty Partners, a privately-held full-service commercial real estate company, paid \$19,645,000 to 381 Elden Street LLC for the 4-story, 184,600-gross square foot "Parkway Atrium" office building at 381 Elden Street in Herndon – which works out to approximately \$106.42 per gross square foot for 30-year old building. The sale included a total of 6.875 acres zoned CO. In a companion transaction, Stream also acquired from seller 318 Elden Street, LLC a 1.49-acre adjacent vacant parcel zoned CS for \$1.5 million.
- The Realty Associates Fund XI, L.P. of Boston, MA paid \$65 million for the 5-story, 249,515-gross square foot office building at 1881 Campus Commons Drive in Reston. The price-tag for the building, built in 1999, which sits on 6.5 acres zoned I-3, works out to approximately \$260.50 per gross square foot. The seller was Columbia REIT-1881 Campus Commons, LLC, which purchased the property in January of this year for \$76 million from Spear Street Capital's 1881 Campus Commons Holdings, LLC.
- 1900-02 Campus Commons LCC paid \$71.5 million – or just under \$279 per gross square foot – for two

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Reston office buildings: the 6-story, 120,000-gross square foot "Campus East" office building at 1900 Campus Commons Drive in Reston (built 1986), and the neighboring 6-story, 120,879-gross square foot office building at 1902 Campus Commons Drive (built in 1985). The two buildings sit on a total of 11.63 acres zoned I-3 in the southeast quadrant of the Dulles Toll Road and Wiehle Avenue near the Wiehle-Reston East Metro station. The seller, Walton Street Capital's Walton CC Holdings VI, LLC, acquired the property for \$50.5 million in December 2012.

- Unicom Technology Park, Inc. of Mission Hills, CA paid \$52.5 million for two office buildings in Westfields. The buildings included Washington Tech Park I, a 5-story, 478,303-gross square foot office building on approximately 35 acres zoned I-3 at 15000 Conference Center Drive (built in 1989), and Washington Tech Park II at 15010 Conference Center Drive, a 229,298-square foot, 6-story office building built in 2005 on 17 acres zoned I-3.

UNICOM is now calling the property UNICOM Technology Park I and II, according to a press release about the acquisition. "UNICOM is very excited to acquire these premier IT Real Estate properties as the regional headquarters for our UNICOM Government Division," stated Corry Hong, founder, president, and CEO of UNICOM Global. UNICOM Technology Park I and II will be the regional headquarters for UNICOM Global, housing its over 40 corporate entities including UNICOM Systems, UNICOM Government, UNICOM Engineering, U.S. Robotics, and Firetide, among others. The company plans to offer the conference facilities to host events for government agencies, as well as providing data center, call center, command center, R&D lab, and manufacturing/distribution centers at the location, according to the announcement.

The seller was LNR Partners' CMLT 2008-LS1 Office 15000, LLC. LNR, based in Miami, specializes in commercial loan workouts.

Briefly Noted...

Correction: In *The Fairfax Newsletter* dated December 11, 2015, the scheduled opening date for the urban-style Wegmans planned at Capital One's transit-oriented mixed-use project in Tysons was misstated as "late 2018."

The developer is scheduled to deliver the building to Wegmans in late 2018, with an opening for the new store planned by the Rochester, NY-based company in late 2019. Good things come to those who wait.



Building Permits Issued December 8 through 22, 2015 Residential

New Single Family Detached

925 Hillcrest LLC, 450 Druid Hill Rd. NE, Vienna, VA 22180; for 1 \$450,000 SFD at 925 Hillcrest Dr. SW, Vienna, VA, tax map 048-2-03-0716 (contractor: ZM3 Group Inc., Druid Hill Rd. NE, Vienna, VA 22180);

Alexander Daniel Hudson, 2613 Eastbourne Dr., Woodbridge, VA 22192; for 1 \$367,000 SFD at 11981 Henderson Rd., Clifton, VA, tax map 095-3-01-0009 (contractor: New Dimensions Inc., 10611 Balls Ford Rd., Manassas, VA 20109);

Barry Schwartz, Schwartz SE Homes VA, LLC, 11308 Full Cry Ct., Oakton, VA 22124; for 1 \$175,000 SFD at 2831 Cleave Dr., Falls Church, VA, tax map 051-3-02-0090;

Basheer/Edgemoore-Moutoux, LLC, 2071 Chain Bridge Rd., Suite 510, Vienna, VA 22182; for 1 \$450,000 SFD, at 1383 Blairstone Dr., Vienna, VA, tax map 019-3-22-0020;

Bitrus Kwaji, 107 Tapawingo Rd. SE, Vienna, VA 22182; for 1 \$400,000 SFD at 107 Tapawingo Rd. SE, Vienna, VA, tax map 038-4-12-020023 (contractor: Trust Builders, LLC, 8500 Leesburg Pike, Suite 409, Vienna, VA 22182);

Bobak Talebian, 1401 Spring Vale Ave., McLean, VA 22101; for 1 \$980,000 SFD at 1401 Spring Vale Ave., McLean, VA 22101, tax map 030-2-07-050041 (contractor: Buchanan Construction Company, 6756 Old McLean Village Dr., McLean, VA 22101);

Carmichael Construction, 202 Cherry St. SW, Vienna, VA 22180; for 1 \$120,000 SFD at 202 Cherry St. SW, Vienna, VA 22180, tax map 038-4-15-0728 (contractor: Carmichael Construction, LLC, 12969 Golden Meadow Ct., Fairfax, VA 22033);

Carrington At Sudley, LC, 19415 Deerfield Ave. NW, Lansdowne, VA 20176; for 1 \$200,000 SFD at 16813 Doubleday Rd., Centreville, VA, tax map 052-3-02-0055A;

Chakala Arun, 1947 Storm Dr., Falls Church, VA 22043; for 1 \$250,000 SFD at 1947 Storm Dr., Falls Church, VA

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22043, tax map 040-1-12-0026 (contractor: Steven Jelinek, LLC, 12808 Hamlet Hill Way, Fairfax, VA 22030);

Detelina Ivanova, 1617 Lozano Dr., Vienna, VA 22182; for 1 \$450,000 SFD at 9518 Leemay St., Vienna, VA, tax map 028-1-01-0027 (contractor: ZM3 Group Inc., 450 Druid Hill Rd. NE, Vienna, VA 22180);

Douglas G. Sontheimer, 12683 Heron Ridge Dr., Fairfax, VA 22030; for 1 \$500,000 SFD at 304 George St. SW, Vienna, VA, tax map 049-1-08-2408 (contractor: New Dimensions Inc., 10611 Balls Ford Rd., Manassas, VA 22109);

Dunhill Builders, LLC, 2512 Drexel St., Vienna, VA 22180; for 1 \$550,000 SFD at 208 Tapawingo Rd. SW, Vienna, VA, tax map 038-4-08-0801;

EVG-SSB Ventures, LLC, 3684 Centerview Dr., Suite 120-A, Chantilly, VA 20151; for 1 \$231,000 SFD at 6198 Champion Oak Ct., Falls Church, VA, tax map 016-1-22-0001 (contractor: The Evergreene Companies, LLC, 3684 Centerview Dr., Suite 120-A, Chantilly, VA 20150);

Eleven Oaks, LLC, 1950 Old Gallows Rd., Suite 200, Tysons Corner, VA 22182; for 2 \$300,000 SFDs at 4359 & 4361 High Oak Ln., Fairfax, VA, tax map 057-4-19-0020, 057-4-19-0021 (contractor: Madison Residential Development, 1950 Old Gallows Rd., Suite 200, Tysons Corner, VA 22182);

Eleven Oaks, LLC, 1950 Old Gallows Rd., Suite 200, Tysons Corner, VA 22182; for 4 \$300,000 SFDs at 4436, 4434, 4350 & 4352 High Oak Lane, tax map 057-4-19-0024, 057-4-19-0025, 057-4-19-0007, 057-4-19-0008 (contractor: Madison Residential Development, 1950 Old Gallows Rd., Suite 200, Tysons Corner, VA 22182);

Eleven Oaks, LLC, 1950 Old Gallows Rd., Suite 200, Tysons Corner, VA 22182; for 2 \$300,000 SFD at 4446 & 4444 Rosenwald Lane, tax map 057-4-19-0047, 057-4-19-0048 (contractor: Madison Residential Development, 1950 Old Gallows Rd., Suite 200, Tysons Corner, VA 22182);

Eleven Oaks, LLC, 1950 Old Gallows Rd., Suite 200, Tysons Corner, VA 22182; for 2 \$300,000 SFDs at 4428 & 4430 George Mason Boulevard, tax map 057-4-19-0032, 057-4-19-0033 (contractor: Madison Residential Development, 1950 Old Gallows Rd., Suite 200, Tysons Corner, VA 22182);

Garcia Oliver, 6309 Old Chesterbrook Rd., McLean, VA 22101; for 1 \$350,000 SFD at 6309 Old Chesterbrook Rd., McLean, VA 22101, tax map 031-3-07-0008 (contractor: Focal Point Homes, LLC, 6756 Old McLean Village Dr., McLean, VA 22101);

Haitao Jiao, 2548 Oak Valley Dr., Vienna, VA 22181; for 1 \$500,000 SFD at 10006 Murnane St., Vienna, VA, tax map 037-2-09-0068 (contractor: A.R. Design Group Inc., 929 West Broad St., Falls Church, VA 22046);

Jonathan C. Baldwin, 9305 Ludgate Dr., Alexandria, VA 22309; for 1 \$400,000 SFD at 9307 Ludgate Dr., Alexandria, VA 22309, tax map 110-4-10-0014A1;

Joseph Romagnoli, 9667 Masterworks Dr., Vienna, VA 22181; for 1 \$450,000 SFD at 2318 Trott Ave., Vienna, VA, tax map 037-2-09-0042 (contractor: Commonwealth Housing Corporation, 12025 New Dominion Parkway, Suite G-117, Reston, VA 20190);

KC Homes, LLC, 10875 Main St., Suite 213, Fairfax, VA 22030; for 1 \$400,000 SFD at 1436 Mayflower Dr., McLean, VA, tax map 030-1-12-0157 (contractor: Mohand Al-Nattour, 344 Maple Ave. West, Vienna, VA 22180);

Kathleen M. Nutt, 8707 Duvall St., Fairfax, VA 22031; for 1 \$395,000 SFD at 8707 Duvall St., Fairfax, VA, tax map 049-3-07-0012 (contractor: ANV Construction Group Inc., 10281 Frosty Ct., Manassas, VA 20109);

Marie A. & David C. Anderson, 9028 Parliament Dr., Burke, VA 22015; for 1 \$450,000 SFD at 6378 Lakewood Dr., Falls Church, VA, tax map 061-3-11-0042 (contractor: Hayes Construction Corporation, 74 North Lake Dr., Fort Valley, VA 22652);

Meagan O & William T. Johnston, 6515 33rd St., Falls Church, VA 22043; for 1 \$300,000 SFD at 6515 33rd St., Falls Church, VA 22043, tax map 040-4-11-0055 (contractor: Focal Point Homes, LLC, 6756 Old McLean Village Dr., Suite 100, McLean, VA 22101);

N V P Inc., 9300 Grant Ave., Suite 300, Manassas, VA 20110; for 1 \$250,000 SFD at 9469 Lake Hill Farms Dr., Lorton, VA, tax map 106-1-17-0007;

Neighborhoods VI, LLC, 11111 Sunset Hills Rd., Suite 200, Reston, VA 20190; for 1 \$159,000 SFD at 16818 Doubleday Rd., Centreville, VA, tax map 052-3-02-0033 (contractor: Stanley Martin Companies, LLC, 11111 Sunset Hills Rd., Suite 200, Reston, VA 20190);

Phillips Programs, 7010 Braddock Rd., Annandale, VA 22003; for 1 \$325,000 SFD at 6459 Holyoke Dr., Annandale, VA, tax map 061-3-06-0038A (contractor: S. Peck General Contracting, LLLC, 6336 Sharps Dr., Centreville, VA 20121);

Premier Homes Group, LLC, 8020 Fordson Rd., Alexandria, VA 22306; for 1 \$350,000 SFD at 3103 Manor Rd., Falls Church, VA, tax map 050-3-04-0008;

Richard L. Berry, III, 2126 Owls Cove Ln., Reston VA 20191; for 1 \$450,000 SFD at 10410 Dominion Valley Dr., Fairfax Station, VA, tax map 096-4-03-0014 (contractor: Kohlmark Builders Inc., 5206 B Rolling Rd., Burke, VA 22015);

Rupsha 2013, LLC, 6939 Espey Ln., McLean, VA 22101; for 1 \$375,000 SFD at 6939 Espey Ln., McLean, VA 22101, tax map 030-4-31-0065 (contractor: Relux Homes Inc., 6862 Elm St., Suite 220, McLean, VA 22102);

Rupsha 2013, LLC, 6530 Tucker Ave., McLean, VA 22101; for 1 \$375,000 SFD at 7202 Churchill Road, tax map

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021-3-08-0006 (contractor: Relux Homes Inc., 6862 Elm St., Suite 220, McLean, VA 22102);

Sadikchha & Yubaraj Budhathoki, 1331 Jasper Rd., Fairfax, VA 22033; for 1 \$375,000 SFD at 13312 Hollinger Ave., Fairfax, VA, tax map 045-1-06-0057 (contractor: New Dimensions Inc., 10611 Balls Ford Rd., Suite 101, Manassas, VA 20109);

Sharif Akand, 369 Courthouse Rd. SW, Vienna, VA 22180; for 1 \$295,000 SFD at 369 Courthouse Rd. SW, Vienna, VA 22180, tax map 038-4-07-0006 (contractor: Relux Homes Inc., 6862 Elm St., Suite 220, McLean, VA 22102);

Summer Hill Estates, LC, 407 L Church St. NE, Vienna, VA 22102; for 1 \$450,000 SFD at 1212 Kelley St. SW, Vienna, VA, tax map 048-2-03-2561 (contractor: Sekas Homes Ltd., 407 L Church St. NE, Vienna, VA 22180);

The Evergreene Companies, LLC, 3684 Centerview Dr., Suite 120, Chantilly, VA 20151; for 1 \$300,000 SFD at 3736 Pilgrim Green Way, Fairfax, VA, tax map 046-4-24-0001;

The Evergreene Companies, LLC, 3684 Centerview Dr., Suite 120, Chantilly, VA 20150; for 1 \$206,000 SFD at 9706 Banting Dr., Fairfax, VA, tax map 069-1-18-0010;

Tradition Homes, LLC, 1497 Chain Bridge Rd., Suite 100, McLean, VA 22101; for 1 \$350,000 SFD at 6432 Tucker Ave., McLean, VA 22101, tax map 041-1-06A-0021;

Tunc Aydogdu, 5419 Cheyenne Knoll Pl., Alexandria, VA 22312; for 1 \$300,000 SFD at 6520 Montrose St., tax map 072-3-04-0042 (contractor: Stabuilt Design & Build, LLC, 6616 Comet Cir., Springfield, VA 22150);

Vahid Momenian, 9415 Georgetown Pike, Great Falls, VA 22066; for 1 \$250,000 SFD at 9415 Georgetown Pike, Great Falls, VA 22066, tax map 013-1-01-0068A;

Vienna Development Alliance, LLC, 910 Desale St. SW, Vienna, VA 22180; for 1 \$500,000 SFD at 916 Desale St. SW, Vienna, VA 22180, tax map 038-4-12-040023A.

New Single Family Attached

El-Sayed Dahman, 3375 Beechcliff Dr., Alexandria, VA 22306; for 1 \$200,000 TH at 3375 Beechcliff Dr., Alexandria, VA 22306, tax map 092-4-12-0027A (contractor: Moneymaker Corporation, 10428 Business Center Ct., Manassas, VA 20110);

McShay At Devonshire, LLC, 6212 B Old Franconia Rd., Alexandria, VA 22301; for 4 \$250,000 TH at 6290, 6288, 6286, and 6292 Alforth Ave., Alexandria, VA, tax map 091-1-34-0003, 091-1-34-0002, 091-1-34-0001, 091-1-34-0004;

McShay At Devonshire, LLC, 6212 B Old Franconia Rd., Alexandria, VA 22301; for 3 \$275,000 TH at 6277, 6279, 6281 Alforth Ave., Alexandria, VA, tax map 091-1-34-0014, 091-1-34-0013, 091-1-34-0012;

McShay At Devonshire, LLC, 6212 B Old Franconia Rd., Alexandria, VA 22301; for 7 \$275,000 TH at

6283,6285,6287,6289,6291,6293,6295 Alforth Ave., Alexandria, VA, tax map 091-1-34-0011, 0010, 0009, 0008, 0007, 0006, 0005.

Residential Totals

New Single Family Detached: 47

New Single Family Attached: 15

Commercial

BBCN Bank, 13890 Braddock Rd., Suite 102, Centreville, VA; for 1 \$285,000, new tenant layout/per review at 13890 Braddock Rd., Suite 102, Centreville, VA, tax map 054-4-01-0087D (contractor: Corenic Construction Group, LLC, 12138 Central Ave., Suite 528, Bowie, MD 201721);

CBRE, 1593 Springhill Rd., Suite 125, Vienna, VA 22182; for 1 \$48,000, interior alteration, metal stud only for Dale Carnegie Training at 1593 Spring Hill Rd., Suite 230, Vienna, VA, tax map 029-3-01-0002L;

Capital One, 8020 Towers Crescent Dr., Vienna, VA; for 1 \$62,000, interior alteration to existing tenant at 8020 Towers Crescent Dr., Vienna, VA, tax map 039-2-29-0001E (contractor: Hitt Contracting Inc., 2900 Fairview Park Dr., Fairfax, VA 22030);

Capital One Cafe, 8020 Towers Crescent Dr., 6th Floor, Vienna, VA; for 1 \$98,000, new tenant layout for coffee bar/employee lounge only at 8020 Towers Crescent Dr., 6th Floor, Vienna, VA, tax map 039-2-29-0001E (contractor: Rand Construction Corporation, 1029 North Royal St., Alexandria, VA 22314);

Carr Properties IC III, LLC, 1776 Eye Street, NW, Suite 500, Washington, DC 20006; for 1 \$69,000, new tenant layout for Seneca Communications at 14200 Park Meadow Dr., Suite 125N, Chantilly, VA, tax map 044-3-06-0012 (contractor: The C & S Group Inc., 1120 International Parkway, Suite 149, Fredericksburg, VA 22406);

Cassidy Turley Beacon Capital Partners, LLC, 8251 Greensboro Dr., McLean, VA 22102; for 1 \$56,740, interior alterations to elevator lobby and common corridor on concourse through 4th floor at 8255 Greensboro Dr., McLean, VA 22102, tax map 029-3-15-0002 (contractor: HBW Properties Inc., 1055 First Street, Suite 200, Rockville, MD 20850);

Chon Soo, 8501 Lee Highway, Fairfax, VA 22031; for 1 \$65,000, new tenant layout for Hair City at 4127 Hummer Rd., Annandale, VA, tax map 059-4-06-0001;

Cora F. & Barry S. Rudolph, 307 Maple Ave. West, Vienna, VA; for 1 \$30,000, interior tenant improvements for dental office-Barry S. Rudolph, DDS PC at 307 Maple Ave. West, Vienna, VA, tax map 038-3-36-A;

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Gannett Digital, 7950 Jones Branch Dr., McLean, VA 22107; for 1 \$263,303, interior renovation to existing tenant with systems furniture (peer review)-Gannett Phase 2 at 7950 Jones Branch Dr., McLean, VA 22107, tax map 029-2-15-C1 (contractor: James G. Davis Construction Co., 12530 Parklawn Dr., Rockville, MD 20852);

Gannett Digital, 7950 Jones Branch Dr., McLean, VA 22107; for 1 \$253,728, interior renovation to existing tenant with system furniture (peer review) Gannett Phase I at 7950 Jones Branch Dr., McLean, VA 22107, tax map 029-2-15-C1 (contractor: James G. Davis Construction Co., 12530 Parklawn Dr., Rockville, MD 20852);

Gannett Digital, 7950 Jones Branch Dr., McLean, VA 22107; for 1 \$220,218, interior renovation to existing tenant with systems furniture-Gannett Phase 3A (peer review) at 7950 Jones Branch Dr., McLean, VA 22107, tax map 029-2-15-C1 (contractor: James G. Davis Construction Co., 12530 Parklawn Dr., Rockville, MD 20852);

Gannett Digital, 7950 Jones Branch Dr., McLean, VA 22107; for 1 \$220,218, interior renovation to existing tenant with systems furniture-Gannett Phase 3 (peer review) at 7950 Jones Branch Dr., McLean, VA 22107, tax map 029-2-15-C1 (contractor: James G. Davis Construction Co., 12530 Parklawn Dr., Rockville, MD 20852);

Harris, 2235 Monroe St., Suites 5 & 6, Herndon, VA; for 1 \$282,961, new tenant layout (peer review) at 2235 Monroe St., Suites 5 & 6, Herndon, VA, tax map 016-4-01-0015A;

Inova Health Care Services, 3600 Joseph Siewick Dr., Fairfax, VA 22033; for 1 \$38,300, interior alteration to existing tenant at 3600 Joseph Siewick Dr., Fairfax, VA 22033, tax map 045-2-01-0041B1 (contractor: James G. Davis Construction Co., 12530 Parklawn Drive, Rockville, MD 20852);

John B. Ball, 5820 River Drive, Lorton, VA 22079; for 1 \$37,000, new tenant layout for Sharkey's for Kids at 8971 Ox Road, Suite 170, Lorton, VA 22079, tax map 106-2-07-0001;

KTGY Group Inc., 8609 Westwood Center Dr., Vienna, VA 22182; for 1 \$240,800, new tenant layout/peer review with systems furniture at 8609 Westwood Center Dr., Vienna, VA 22182, tax map 029-3-20-0005 (contractor: Tripp Contracting, LLC, 2142 Priest Bridge Ct., Suite4, Crofton, MD 21114);

Kingstowne Office 36, LP, 2900 Linden Ln., Suite 300, Silver Spring, MD 20910; for 1 \$60,000, install (12) panel antennas mounted to existing mechanical screen with RAD center elevation to include installation of an 18'6" by 11'8" platform located on roof with proposed standby generator for Verizon Wireless at 5680 King Centre Dr., Alexandria, VA, tax map 091-2-01-0026F2;

Leidos, 7990 Science Applications Ct., Vienna, VA 22183; for 1 \$79,000, interior alterations to existing tenant Hess Lab (peer review) at 7990 Science Applications Ct.,

Vienna, VA 22183, tax map 039-2-01-0013D (contractor: Mark Construction Group, LLC, 485 Spring Park Pl., Suite 550, Herndon, VA 20170);

Leidos, 11955 Freedom Dr., Suite 1500, Reston, VA 20190; for 1 \$42,000, interior alteration to existing tenant as per plans at 11955 Freedom Dr., Suite 1500, Reston, VA 20190, tax map 017-1-16-0013A (contractor: Mark Construction Group, LLC, 485 Spring Park Pl., Suite 550, Herndon, VA 20170);

Leslie's Swimming Pool Supplies, 3925 E. Broadway St., Suite 100, Phoenix, AZ 85040; for 1 \$110,000, new tenant layout at 7609 Richmond Highway, Suite 101, Alexandria, VA, tax map 093-3-02-030018 (contractor: Parham & Associates, Inc., 5509 Carolanne Terrace, #202, Virginia Beach, VA 23462);

Maddox & Gerock, 811 Gatehouse Rd., Suite 400, Falls Church, VA 22042; for 1 \$145,500, new tenant layout-peer review - Suite 400 at 8111 Gatehouse Rd., Suite 400, Falls Church, VA 22042, tax map 049-4-01-0062C;

Modis, 8133 Leesburg Pike, Suite 750, Vienna, VA 22182; for 1 \$53,670, interior alteration to existing tenant to adjacent space with systems furniture as per plans at 8133 Leesburg Pike, Suite 750, Vienna, VA 22182, tax map 039-2-02-0042 (contractor: Pinetree Construction, LLC, 43278 Tumbletree Terrace, Broadlands, VA 20148);

Navy Federal Credit Union, 820 Follin Ln. SE, Vienna, VA 22182; for 1 \$150,000, repair & partial rebuild of existing masonry pylons/parking garage structural repairs at 820 Follin Ln. SE, Vienna, VA 22812, tax map 039-1-02-0007 (contractor: Structural Preservation System, 10150 Old Columbia Rd., Columbia, MD 20146);

PS Business Parks, LP, 701 Western Ave., Glendale, CA 91201; for 1 \$383,236, interior alteration to existing tenant space as per plans (peer review) for US GSA at 8000 Westpark Dr., Suite 300, McLean, VA, tax map 029-4-07-0001A2 (contractor: Jones Lang LaSalle Construction, One Post Office Square, Boston, MA 02109);

Quadramed, 2300 Corporate Park Dr., Suite 400, Herndon, VA; for 1 \$134,260, new tenant layout with system furniture/peer review, Suite 400 at 2300 Corporate Park Dr., Suite 400, Herndon, VA, tax map 016-3-11-0006E (contractor: Adi Construction of Virginia, LLC, 5407 A Port Royal Rd., Springfield, VA 22151);

Reed Smith, 7900 Tysons One Pl., Suite 500, McLean, VA 22102; for 1 \$383,773, interior alterations to existing tenant/peer review at 7900 Tysons One Pl., Suite 500, McLean, VA 22102, tax map 029-4-01-0035E (contractor: Rand Construction Corporation, 1029 N. Royal St., Alexandria, VA 22314);

Rim Pacific Investors Flint Hill, LLC, 12355 Sunrise Valley Dr., Suite 70, Reston, VA 20191; for 1 \$62,430, new tenant layout for Family Mediation Law at 3050 Chain Bridge

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Rd., Suite 510, Fairfax, VA, tax map 047-2-01-0054A (contractor: Interior Construction Services, 9208 Venture Court, Suite C-3, Manassas Park, VA 20111);

Rite Aid, 7100 Silver Lake Blvd., Alexandria, VA 22301; for 1 \$29,200, interior alterations for existing tenant - Rite Aid at 7100 Silver Lake Boulevard, Alexandria, VA 22301, tax map 091-1-27-0002 (contractor: Sun Industrial Inc., 100 Richeyville Road, Richeyville, PA 15358);

Rite Aid, 2260 Hunters Woods Plaza, Suite A, Reston, VA 20190; for 1 \$29,700, Interior alteration to existing tenant as per plan - Rite Aid at 2260 Hunters Woods Plaza, Suite A, Reston, VA 20190, tax map 026-1-07-3A0005 (contractor: Sun Industrial Inc., 100 Richeyville Rd., Richeyville, PA 15358);

Strategic Resources International, 1875 Explorer St., Suite 600, Reston, VA 20190; for 1 \$931,276, new tenant layout/peer review at 1875 Explorer St., Suite 600, Reston, VA 20190, tax map 017-3-10-0014 (contractor: James G. Davis Construction Co., 12530 Parklawn Dr., Rockville, MD 20852);

The Realty Associates Fund VII, LP, 8714 Westwood Center Dr. Suite 100, Vienna, VA 22182; for 1 \$346,360, new tenant layout - 8th Floor at Davis, Carter, Scott, 8614 Westwood Center Dr. Vienna, VA 22182, tax map 029-3-20-0011B;

Tishman Speyer, 1875 Eye St., NW, Washington, DC 20006; for 1 \$79,430, spec suite/peer review at 2001 Edmund Halley Dr., Suite 500, Reston, VA, tax map 017-3-08-0002A (contractor: HBW Properties Inc., 1055 First St., Suite 200, Rockville, MD 20850);

Town Center Orthopedics, 1860 Town Center Dr., Suite 300, Reston, VA 20190; for 1 \$31,392, existing tenant alteration at 1860 Town Center Drive, Suite 300, Reston, VA 20190, tax map 017-1-28-0300;

True North Management Group, 45195 Business Court, Sterling, VA 20160; for 1 \$32,243, common area and restroom renovations at 7600A Leesburg Pike, Falls Church, VA, tax map 040-1-01-0039;

True North Management Group, 45195 Business Court, Sterling, VA 20160; for 1 \$31,844, common area and restroom renovation at 7600B Leesburg Pike, Falls Church, VA, tax map 040-1-01-0039;

Vencore, 15052 Conference Center Dr., Chantilly, VA 20151; for 1 \$92,467, interior alterations to existing conference center & reception areas at 15052 Conference Center Dr., Chantilly, VA 20151, tax map 043-2-02-0033A2 (contractor: Palmer S. Contracting LLC, 6151 Miles Ln., Warrenton, VA 20187);

Verizon Wireless, 46859 Harry Byrd Highway, Suite 301, Sterling, VA 20164; for 1 \$50,000, installation of twelve panel antennas on existing monopole and outdoor equipment

platform and diesel generator at 3003T Nicosh Lane, tax map 049-4-16-1101;

WGL Energy, 8614 Westwood Center Dr., 10th Floor, Vienna, VA 22182; for 1 \$370,000, new tenant layout to include lower level data room at 8614 Westwood Center Dr., 10th Floor, Vienna, VA 22182, tax map 029-3-20-0011B (contractor: Rand Construction Corporation, 1029 N. Royal St., Alexandria, VA 22314);

WGL Energy, 8614 Westwood Center Dr., 10th Floor, Vienna, VA 22182; for 1 \$370,000, new tenant layout at 8614 Westwood Center Dr., 12th Floor, Vienna, VA 22182, tax map 029-3-20-0011B (contractor: Rand Construction Corporation, 1029 N. Royal St., Alexandria, VA 22314);

WGL Energy, 8614 Westwood Center Dr., 10th Floor, Vienna, VA 22182; for 1 \$370,000, new tenant layout at 8614 Westwood Center Dr., 11th Floor, Vienna, VA 22182, tax map 029-3-20-0011B (contractor: Rand Construction Corporation, 10299 N. Royal St., Alexandria, VA 22314);

Acorn Associates, 3201 Jermantown Rd., Suite 700, Fairfax, VA 22030; for 1 \$45,000, interior alteration for new tenant - peer review (no hood peer applicant) at Dunkin Donuts, 2946F Chain Bridge Rd., Oakton VA, tax map 047-2-01-0027F;

Pollo Campero, 6314 Springfield Plaza, Springfield, VA 20150; for 1 \$95,000, new tenant fit-out for restaurant, A-2 use, IIB, 2852SF at 6314 Springfield Plaza, Springfield, VA 20150, tax map 080-4-09-0010C;

The Spice Route, 117151 Fair Oaks Shopping Center, Suite J141-R6, Fairfax, VA 22042; for 1 \$100,000, new tenant layout for The Spice Route at 117151 Fair Oaks Shopping Center, Suite J141-R6, Fairfax, VA 22042, tax map 046-3-08-0001C (contractor: HKS Construction Inc., 8760 Old Colony Way, Suite 3B, Alexandria, VA 22309);

Tropical Smoothie Cafe, 2672 Avenir Pl., Vienna, VA 22180; for 1 \$56,751, new tenant layout - Tropical Smoothie Cafe at 2672 Avenir Pl., Suite O, Vienna, VA 22180, tax map 049-1-01-0027C;

Crowne Plaza Hotel-Dulles, 2200 Centreville Rd., Herndon, VA 20170; for 1 \$1,000,000, interior alteration to existing tenant at 2200 Centreville Road, Herndon, VA 20170, tax map 016-1-01-0008 (contractor: First Finish Inc., 8300 Guilford Rd., Suite F, Columbia, MD 21046);

Hyatt Regency Reston, 1800 Presidents St., Reston, VA 20190; for 1 \$80,000, interior alterations to existing tenant, 2nd floor, meeting SP at 1800 Presidents Street, Reston, VA 20190, tax map 017-3-10-0006 (contractor: Comren Inc., Irondale Ave., Chatsworth, CA 91311);

JBG/Reston Executive Center, LLC, 4445 Willard Ave., Suite 400, Chevy Chase, MD 20815; for 1 \$25,000, interior alterations to existing corridor/restrooms at 12100 Sunset Hills Rd., Reston, VA, tax map 017-3-01-0028A.

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Site and Subdivision Plans Approved

SP-001183-019-4 (Approved 12/22/15) - Laurel Hill Adaptive Refuse Phase 1 Site Plan (Alexander Company Inc., 145 East Badger Rd., Suite 200, Madison, WI 53713, (703) 734-9730; approved for a site plan for 24 single family detached dwellings, 83 single family attached dwellings and 1 multifamily dwelling on 81.76 acres zoned PDH-8, located at 8261 Silverbrook Rd., tax map 107-1-01-0009, Mount Vernon District, (agent: Walter L. Phillips, 207 Park Ave., Falls Church, VA 22046-4312).

SP-004946-002-3 (Approved 12/14/15) - AAA Car Care Center Site Plan (AAA Mid-Atlantic, Inc., One River Pl., Wilmington, DE 19801); approved for a site plan for a 65 sq. ft. gross floor area addition to a light service vehicle establishment on 1.06 acres zoned C-7, located at the intersection of Wilson Blvd. & Arlington Blvd., tax map 051-3-01-0035-A & 051-3-01-0035-B, Mason District, (agent: Timmons Group, 1001 Boulders Pkwy., Richmond, VA 23225, (804) 200-6500).

Site and Subdivision Plans Accepted

SD-000437-001-2 (Accepted 12/29/15) - Bryan Property Subdivision (Artisan Builders III LLC, 6862 Elm St., Suite 410, McLean, VA 22101-3833, (703) 883-0202; for a subdivision plan for 4 single family detached dwellings on 5.63 acres zoned R-1, located at 1318 Rockland Terrace, tax map 031-1-01-0017-D & 031-1-01-0018, Dranesville District, (agent: Tri-Tek Engineering, 690 Center St., Suite 300, Herndon, VA 20170-5019).

SD-008351-002-2 (Accepted 12/29/15) - Sherwood Hall Section 2 Subdivision (Marianne Whalen, 1876 Carpenter Rd., Alexandria, VA 22314); for a subdivision plan for 3 single family detached dwellings on 4.12 acres zoned R-5, located at 1900 Sherwood Hall Lane, tax map 102-1-08-0012, Mount Vernon District, (agent: Land Design Consultants, 4585 Daisy Reid Ave., Suite 201, Woodbridge, VA 22192, (703) 680-4585).

SD-022564-001-2 (Accepted 12/18/15) - Popkins Place Subdivision (Comstock Homes of Washington, 1886 Metro Center Dr., Reston, VA 20190); for a subdivision plan on 5.57 acres zoned R-3, located at 2806 Popkins Lane, tax map 093-1-01-0007, Mount Vernon District, (agent: Tri-Tek Engineering, 690 Center St., Suite 300, Herndon, VA 20170-5019, (703) 481-5900).

SP-002964-002-1 (Accepted 12/11/15) - Rocky Run Middle School Site Plan (Fairfax County Public Schools, 10640 Page Ave., Fairfax, VA 22030); for a site plan for a 69,744 sq. ft. gross floor area addition to intermediate public school on 25.14 acres zoned PDH-2, located at 4400

Stringfellow Rd., tax map 045-3-03-E, Sully District, (agent: BC Consultants, 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033, (301) 881-0040).

SP-003894-005-3 (Accepted 12/29/15) - Penn Daw Townhouses Site Plan (Penn Daw Associates Limited Partnership, 1025 Thomas Jefferson St., NW, Suite 700, Washington, DC 20007-5201, (202) 642-2306; for a site plan for 41 single family attached dwellings on 10.46 acres zoned PDH-40, located at 6226 North Kings Highway, tax map 083-3-01-0007, Lee District, (agent: Urban Ltd., 7700 Little River Turnpike, Annandale, VA 22003-2406, (703) 642-2306).

SP-011348-002-2 (Accepted 12/23/15) - Lewinsville Center Site Plan (Fairfax County Redevelopment and Housing Authority, 3700 Pender Dr., Fairfax, VA 22030-6039, (703) 246-5190; for a site plan for an independent living facility on 8.44 acres zoned R-3, located at 1609 Great Falls St., tax map 030-3-01-0042, Dranesville District, (agent: Vika, 8180 Greensboro Dr., Suite 200, McLean, VA 22102, (703) 442-7800).

SP-022564-003-2 (Accepted 12/18/15) - Verizon Popkins Lane Site Plan (Comstock Homes of Washington, 1886 Metro Center Dr., Reston, VA 20190); for a site plan for a 20,736 sq. ft. gross floor area telecommunications facility, including office and rep. station on 1.33 acres zoned R-3, located at 2806 Popkins Lane, tax map 093-1-01-0007, Mount Vernon District, (agent: Tri-Tek Engineering, 690 Center St., Suite 300, Herndon, VA 20170-5019, (703) 481-5900).

Rezoning Applications Accepted

RZ-2015-MA-018 (Accepted 12/28/15) - Board of Supervisors of Fairfax County, Virginia Rezoning (Board of Supervisors of Fairfax County, Virginia, 12000 Government Center Parkway, Fairfax, VA 22035); application to rezone 1.2 acres from C-5 to R-4 for public uses, located at 3101 Hodge Place, tax map 050-3-04-B, Mason District, (agent: DPWES Capital Facilities, Building Design Branch, 12000 Government Center Parkway, Fairfax, VA 22035).

FDPA-2010-PR-021-02 (Accepted 12/18/15) - Capital One Bank Final Development Plan Amendment Capital One Bank (USA), National Association, 4851 Cox Rd., Glen Allen, VA 23060); for a final development plan amendment to amend final development plan associated with FDP-2010-PR-021 on 24.56 acres zoned PTC, located at 1680 Capital One Dr., tax map 029-4-05-A2, Providence District, (agent: Shane Murphy, 1750 Tysons Blvd., Suite 1500, Tysons, VA 22102, (703) 597-5624).

PCA-2010-PR-021-02 (Accepted 12/18/15) - Capital One Bank Proffer Condition Amendment Capital One Bank

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(USA), National Association, 4851 Cox Rd., Glen Allen, VA 23060); for a proffer condition amendment to amend proffers and conditions associated with RZ-2010-PR-021 on 24.56 acres zoned PTC, located at 1680 Capital One Dr., tax map 029-4-05-A2, Providence District, (agent: Shane Murphy, 1750 Tysons Blvd., Suite 1500, Tysons, VA 22102, (703) 597-5624).

Special Exception Applications Accepted

SE-2015-MV-035 (Accepted 12/28/15) - Starbucks Coffee Company Special Exception (Starbucks Coffee Company, 2401 Utah Ave., S., Seattle, WA 98134); for a special exception to allow fast food restaurant with drive through in a highway corridor overlay district, waiver of certain sign regulations and modifications and waivers in a commercial revitalization district on 36,590 sq. ft. zoned C-6, located at 7511 Richmond Highway, tax map 093-3-0201-0008-A, Mount Vernon District, (agent: Brian Laug, 516 N. Charles St., Suite 500, Baltimore, MD 21201).

SE-2015-SU-034 (Accepted 12/15/15) - PDG Daly Drive Special Exception (PDG Daly Drive, LLC, 4500 Daly Dr., Suite 300, Chantilly, VA 20151, (703) 229-4970; for a special exception for a waiver of certain sign regulations to permit an increase in building mounted sign area on 6.58 acres zoned I-5, located at 4500 Daly Dr., tax map 044-1-01-0013-B2, Sully District, (agent: Lori Greenleaf, 1750 Tysons Blvd., Suite 1800, McLean, VA 22102, (703) 712-5433).

SEA-98-Y-011 (Accepted 12/18/15) - RWG Ventures Special Exception Amendment (RWG Ventures, Inc., 13896 Old Nursery Ct., Chantilly, VA 20151); for a special exception amendment to amend SE-98-Y-011 previously approved for a service station, quick service food store and car wash to permit modifications of development conditions on 1.2 acres zoned I-5, located at 14717 Lee Highway, tax map 054-3-03-0005-A, Sully District, (agent: Sara V. Mariska, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

Real Estate Transactions of Interest December 7 through 31, 2015

Commercial/Land

11111 Sunset Hills Property, LLC, to TMG Acquisition G, LLC, c/o The Meridian Group, 3 Bethesda Metro Center, Suite 1400, Bethesda, MD 20814; sale on 12/07/15 of Lot, Section 911, Block 8, Reston, 423,445.00 sq. ft., improved, office building, zoned I-4, at 11111 Sunset Hills Road, Reston, VA, 20190, Hunter Mill District, 222,444 gross floor area 5 story office building, built 2000, assessed in 2015 for

\$30,869,450: land, \$5,307,340, building, \$25,562,110, (\$41,000,000 trust with Annaly CRE, LLC), tax map 018-3-06-0008; \$54,600,000 (24383/1283).

381 Elden Street, LLC, to SRPF A/381 Elden, LLC, c/o Stream Realty Partners-DC, L.P., 1432 K Street, NW, Suite 700, Washington, DC 20005; sale on 12/09/15 of Lot, Herndon, 65,017.00 sq. ft., vacant, commercial, zoned CS, at 381 Elden Street, Herndon, VA, 20170, Dranesville District, land assessed in 2015 for \$1,105,290, tax map 017-1-02-0007A; \$1,500,000 (24386/0895).

381 Elden Street, LLC, to SRPF A/381 Elden, LLC, c/o Stream Realty Partners-DC, L.P., 1432 K Street, NW, Suite 700, Washington, DC 20005; sale on 12/09/15 of Lot, Herndon, 283,400.00 sq. ft., improved, office building, zoned CO, at 381 Elden Street, Herndon, VA, 20170, Dranesville District, 184,600 gross floor area 4 story office building, built 1986, assessed in 2015 for \$27,869,740: land, \$4,247,760, building, \$23,621,980, Lot B (Outlot), Vacation Portion of Buchanan Drive, 8,372.00 sq. ft., vacant, commercial, zoned CO, at Grove Street, Herndon, VA, 20170, Dranesville District, land assessed in 2015 for \$14,230, Parcel C, New Dominion Technology Park, 7,738.00 sq. ft., vacant, commercial, zoned O & LI, at Grove Street, Herndon, VA, 20170, Dranesville District, land assessed in 2015 for \$770, tax map 017-1-02-0027 017-1-02-0006B 017-1-02-0006; \$19,645,000 (24386/0882).

CPL (ILIFF) LLC, to 8000 ILIFF Drive Property LLC, 101 East State Street, Kennett Square, Pennsylvania, VA 19348; sale on 12/09/15, Iliff Nursing Home, 241,570.00 sq. ft., improved, commercial, zoned R-3, at 8000 Iliff Drive, Loring, VA, 22027, Providence District, 38,859 gross floor area 1 story, 122 unit nursing home, built 1962, assessed in 2015 for \$6,739,270: land, \$2,562,000, building, \$4,177,270, (\$171,090,000 trust with Welltower Inc.), Dunn Loring, 9,583.00 sq. ft., improved, commercial, zoned R-3, at Iliff Drive, Loring, VA, 22027, Providence District, land assessed in 2015 for \$960, Block 28, Dunn Loring, 11,326.00 sq. ft., improved, commercial, zoned R-3, at Iliff Drive, Loring, VA, Providence District, land assessed in 2015 for \$1,130, Block 28, Dunn Loring, 1,124.00 sq. ft., improved, commercial, zoned R-3, at Iliff Drive, Loring, VA, 22027, Providence District, land assessed in 2015 for \$110, Lot A (Outlot), Section 3, Woodcroft, 12,013.00 sq. ft., improved, commercial, zoned R-3, at Iliff Drive, Loring, VA, 22027, Providence District, land assessed in 2015 for \$1,200, tax map 039-4-25-A 049-2-01-0189 049-2-01-0188 039-4-01-0137A 039-4-01-0138; \$8,738,594 (24386/0789).

MG USA LLC, to Mecuria Assefaw and Freweini Andemariam, 9513 Green Castle Court, Lorton, VA 22079; sale on 12/11/15 of Condo Unit(s) 56, Phase 1, Build America at Skyline Condominium, improved, comm. condo, zoned C-6, at 3821 F George Mason Drive S, Falls Church, VA, 22041,

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Mason District, 1116 gross floor area 1 story retail condo, built 1982, assessed in 2015 for \$437,470: land, \$87,490, building, \$349,980, tax map 062-3-13-0056; \$490,000 (24388/2124).

Pavilion 2 Condominium Property, LLC, to Reston Properties, LLC, 2901 Telestar Court, Suite 300, Falls Church, VA 22042; sale on 12/11/15 of Condo Unit(s) 566, Pavilion 2 Condominium Medical Office Building, improved, comm. condo, zoned PRC, at Town Center Drive, Reston, VA, 20190, Hunter Mill District, commercial condo built 2014, details & assessment n/a, (\$1,800,000 trust with Cardinal Bank), tax map 017-1-36-0550 (Parent Parcel); \$1,491,443 (24389/1511).

Columbia Reit-1881 Campus Commons, LLC, to The Realty Associates Fund XI, L.P., c/o TA Realty, LLC, 28 State Street, 10th Floor, Boston, MA 02019; sale on 12/14/15 of Lot 5A, Section 908, Blocks 1A & 2, Reston, 283,202.00 sq. ft., improved, office building, zoned I-3, at 1881 Campus Commons Drive, Reston, VA, 20191, Hunter Mill District, 249,515 gross floor area 5 story office building, built 1999, assessed in 2015 for \$57,310,700: land, \$5,703,980, building, \$51,606,720, tax map 026-2-01-0010; \$65,000,000 (24390/1266).

RJL Family Enterprises at Mantua, LLC, to Enclave Development, LLC, 1700 N. Moore Street, Suite 2020, Arlington, VA 22209; sale on 12/14/15 of Parcel 1C, Mantua Professional Center, 2.47 acres, vacant, commercial, zoned CPD, at 9450 Silver King Court, Fairfax, VA, 22031, City of Fairfax, land assessed in 2015 for \$2,420,000, tax map 58-2-10-001; \$3,000,000 (24391/1956).

CMLT 2008-LS1 Office 15000, LLC, to Unicom Technology Park, Inc., 15535 San Fernando Mission Blvd., Mission Hills, CA 91345; sale on 12/16/15 of Parcel 9D, Westfield, 1,519,694.00 sq. ft., improved, commercial, zoned I-3, at Braddock Road, Chantilly, VA, 20151, Sully District, 478,303 gross floor area 5 story commercial building, built 1989, assessed in 2015 for \$55,284,500: land, \$7,976,610, building, \$47,307,890, Parcel 9E, Westfield, 741,315.00 sq. ft., improved, commercial, zoned I-3, at Braddock District, Chantilly, VA, 20151, Sully District, 229,298 gross floor area 5 story commercial building, built 2005, assessed in 2015 for \$42,164,040: land, \$4,507,650, building, \$37,656,390, (\$50,000,000 trust with Silicon Valley Bank), tax map 043-2-02-0009E 043-2-02-0009D; \$52,500,000 (24395/0839).

MetroWest Holdings, LLC, to 7121 MetroWest, LLC, 3061 Purple Martin Place, Oak Hill, VA 20171; sale on 12/16/15 of Condo Unit(s) R-1, MetroWest Condominium, improved, comm. condo, zoned C-8, at 7121 Leesburg Pike, Falls Church, VA, 22043, Providence District, 2154 gross floor area 2 story commercial condo, built 2015, assessment n/a, Condo Unit(s) R-2, MetroWest Condominium, improved, comm. condo, zoned C-8, at 7121 Leesburg Pike, Falls

Church, VA, 22043, Providence District, 958 gross floor area 2 story commercial condo, built 2015, assessment n/a, Condo Unit(s) R-3, MetroWest Condominium, improved, comm. condo, zoned C-8, at 7121 Leesburg Pike, Falls Church, VA, 22043, Providence District, 1065 gross floor area 2 story commercial condo, built 2015, assessment n/a, Condo Unit(s) R-4, MetroWest Condominium, improved, comm. condo, zoned C-8, at 7121 Leesburg Pike, Falls Church, VA, 22043, Providence District, 3080 gross floor area 2 story commercial condo, built 2015, assessment n/a, Condo Unit(s) 2-4, MetroWest Condominium, improved, comm. condo, zoned C-8, at 7121 Leesburg Pike, Falls Church, VA, 22043, Providence District, 2317 gross floor area 2 story commercial condo, built 2015, assessment n/a, (\$4,250,000 trust with Burke & Herbert Bank & Trust Company), tax map 040-3-43-0001 040-3-43-0006 040-3-43-0004 040-3-43-0003 040-3-43-0002; \$6,075,000 (24394/0999).

Richards Properties, LLC, to Desevarg, Inc., 10595 Furnace Road, Suite 140, Lorton, VA 22079; sale on 12/16/15 of Condo Unit(s) 110, Gunston Center Condominium, improved, comm. condo, zoned I-4, at 10595 Furnace Road, Lorton, VA, 22079, Mt. Vernon District, 9430 gross floor area 1 story commercial condo, built 2006, assessed in 2015 for \$1,367,350: land, \$273,470, building, \$1,093,880, (\$1,300,000 trust with First Virginia Community Bank), tax map 113-3-03-0110; \$1,300,000 (24395/0355).

The 11250 Roger Bacon Drive, LLC, to Blas Holdings, LLC, 11250 Roger Bacon Drive, Reston, VA 20190; sale on 12/17/15 of Condo Unit(s) 13, Atrium Condominium Office Building, improved, comm. condo, zoned I-5, at 11250 Roger Bacon Drive, Reston, VA, 20190, Hunter Mill District, 1993 gross floor area 2 story commercial condo, built 1974, assessed in 2015 for \$498,250: land, \$99,650, building, \$398,600, (\$497,000 trust with M&T Bank), tax map 017-4-16-0013; \$465,000 (24396/0320).

DD South Retail, LC, to CHA One, LLC, 1377 Cameron Health Drive, Reston, VA 20194; sale on 12/18/15 of Lot 2, Lands of DD South Retail LC, 73,840.00 sq. ft., vacant, commercial, zoned PDC, at Historic Sully Way, Chantilly, VA, 20151, Sully District, assessment n/a, (1,300,000 trust with PNC Bank), tax map 034-2-01-0001E; \$3,010,000 (24397/2163).

Leidos Enterprise Properties, LLC, to TMG Solutions Plaza Lane, L.P., et al., c/o The Meridian Group, 3 Bethesda Metro Center, Suite 1400, Bethesda, MD 20814; sale on 12/18/15 of Parcel A1, Leasco Office Park, 48,416.00 sq. ft., vacant, commercial, zoned C-4, at 8303 Greensboro Drive, McLean, VA, 22102, Providence District, land assessed in 2015 for \$7,200,900, Parcel A2, Least Office Park, 63,854.00 sq. ft., improved, office building, zoned C-4, at 8301 Z Greensboro Drive, McLean, VA, 22102, Providence District, 313,630 gross floor area 13 story office building, built 1979,

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assessed in 2015 for \$39,933,310: land, \$20,385,950, building, \$19,547,360, (\$25,475,000 trust with Leidos Enterprise Properties, LLC), Parcel B, Leasco Office Park, 131,366.00 sq. ft., vacant, commercial, zoned C-4, at 8399 Westpark Drive, McLean, VA, 22102, Providence District, land assessed in 2015 for \$7,850,700, Parcel C, Leasco Office Park, 172,609.00 sq. ft., vacant, commercial, zoned C-4, at 8301 Greensboro Drive, McLean, VA, 22102, Providence District, land assessed in 2015 for \$11,280,560, Parcel E, Leasco Office Park, 220,897.00 sq. ft., vacant, commercial, zoned C-4, at Greensboro Drive, McLean, VA, 22102, Providence District, assessed in 2015 for \$4,681,950: land, \$4,681,940, building, \$10, tax map 029-3-15-0007-B1 029-3-15-0004-D1 029-3-15-0007-C1 029-3-15-0007-E1 029-3-15-0007-A1; \$100,250,000 (24397/1583).

Newington Terminal Associates, LLC, to V-NBC, LLC, 1430 Spring Hill Road, Suite 100, McLean, VA 22102; sale on 12/18/15 of Parcel A2, Bauknight Property, 733,794.00 sq. ft., improved, commercial, zoned I-6, at Terminal Road, Lorton, VA, 22079, Mt. Vernon District, 254,254 gross floor area 1 story commercial building, built 1986, assessed in 2015 for \$24,837,340: land, \$5,870,350, building, \$18,966,990, (\$22,000,000 trust & \$2,000,000 trust with Branch Banking & Trust Company), tax map 099-3-01-0042; \$32,500,000 (24398/0219).

Tellez Chantilly Condominiums LLC, to 14154 Willard Road, LLC, 11055 Lee Highway, Fairfax, VA 22030; sale on 12/21/15 of Condo Unit(s) 14154-A, Mariah Business Center Condominium, improved, comm. condo, zoned I-5, at 14154 A Willard Road, Chantilly, VA, 20151, Sully District, 1860 gross floor area 1 story office condo, built 1985, assessed in 2015 for \$241,200: land, \$48,240, building, \$192,960, Condo Unit(s) 14154-B, Mariah Business Center, improved, comm. condo, zoned I-5, at 14154 B Willard Road, Chantilly, VA, 20151, Sully District, 1860 gross floor area 1 story office condo, built 1985, assessed in 2015 for \$223,200: land, \$44,640, building, \$178,560, (\$384,000 trust with Middleburg Bank), tax map 044-2-1454B 044-2-1454A; \$485,000 (24401/1301).

Walton CC Holdings VI, LLC, to 1900-02 Campus Commons LLC, 387 Park Avenue South, NY, NY 10016; sale on 12/21/15 of Lot 2A, Section 908, Reston, 238,782.00 sq. ft., improved, office building, zoned I-3, at 1900 Campus Commons Drive, Reston, VA, 20191, Hunter Mill District, 120,000 gross floor area 6 story office building, built 1986, assessed in 2015 for \$20,292,710: land, \$2,880,000, building, \$17,412,710, Lot 1A, Section 908, Reston, 267,829.00 sq. ft., improved, office building, zoned I-3, at 1902 Campus Commons Drive, Reston, VA, 20191, Hunter Mill District, 120,879 gross floor area 6 story office building, built 1985, assessed in 2015 for \$20,977,850: land, \$4,094,450, building, \$16,883,400, tax map 017-4-01-0034 017-4-01-0033;

\$71,500,000 (24400/1360).

HBOC, LLC, to Richards Properties, LLC, 10807 Greene Drive, Lorton, VA 22079; sale on 12/22/15 of Condo Unit(s) 3.6, Gunston Cove Business Center Condominium, improved, comm. condo, zoned I-5, at 9708 Gunston Cove Drive, Lorton, VA, 22079, Mt. Vernon District, 2640 gross floor area 1 story commercial condo, built 2006, assessed in 2015 for \$533,280: land, \$106,660, building, \$426,620, tax map 113-2-10-03-0006; \$422,500 (24403/1586).

FP Gallows Road, LLC, to Boyd Tysons Corner GSA II, LLC, 303 West Madison Street, Suite 1925, Chicago, IL 60606; sale on 12/28/15 of Lot 3, Cedar Hill Office Park, 92,687.00 sq. ft., improved, office building, zoned C-6, at 2216 Gallows Road, Dunn Loring, VA, 22027, Providence District, 58,351 sq. ft. above grade 3 story office building, built 1989, assessed in 2015 for \$12,458,010: land, \$1,400,420, building, \$11,057,590, tax map 039-4-01-0016D; \$14,900,000 (24408/0246).

FP Gallows Road, LLC, to Boyd Tysons Corner GSA I, LLC, 303 West Madison Street, Suite 1925, Chicago, IL 60606; sale on 12/28/15 of Lot 1, Cedar Hill Office Park, 85,280.00 sq. ft., improved, office building, zoned C-6, at 2222 Gallows Road, Dunn Loring, VA, 22027, Providence District, 47,015 sq. ft. above grade 3 story office building, built 1987, assessed in 2015 for \$10,203,360: land, \$1,128,360, building, \$9,075,000, tax map 039-4-01-0016B; \$12,400,000 (24408/0242).

Barlow Corporation, to AMV LLC, 7601 Lewinsville Road, Suite 300, McLean, VA 22102; sale on 12/30/15 of Condo Unit(s) 410, Phase 1, 7601 Lewinsville Road Office Condominium, improved, comm. condo, zoned I-6, at 7601 Lewinsville Road, McLean, VA, 22120, Dranesville District, 4817 gross floor area 4 story office condo, built 1987, assessed in 2015 for \$1,950,890: land, \$390,180, building, \$1,560,710, (\$1,576,750 trust with Cardinal Bank), tax map 030-1-32-0410; \$1,926,800 (24412/1912).

JPMCC 2006-CIBC14 Chantilly Offices, LLC, to Chantilly I Office 2015 LLC, c/o Cohen Equities, 675 Third Avenue, Suite 2400, New York, NY 10017; sale on 12/30/15 of Lot 14, Portion of Avion Development, 362,860.00 sq. ft., improved, office building, zoned I-5, at 14685 Avion Parkway, Chantilly, VA, 20151, Sully District, 171,499 gross floor area 4 story office building, built 2000, assessed in 2015 for \$19,077,370: land, \$2,902,880, building, \$16,174,490, (\$24,679,435 trust with TCA CRE Loans LLC), tax map 034-1-03-B6; \$11,738,930 (24411/1054).

RKB CPIV LLC, to Exeter 14111 Park Meadow, LLC, Meetinghouse Business Center, 140 W. Germantown Pike, Suite 150, Plymouth Meeting, PA 19462; sale on 12/30/15 of Parcel 4, Westfields, 304,920.00 sq. ft., improved, commercial, zoned I-4, at Park Meadow Drive, Chantilly, VA, 20151, Sully District, 80,392 gross floor area 1 story industrial

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building, built 1999, assessed in 2015 for \$9,578,020: land, \$2,134,440, building, \$7,443,580, tax map 044-4-05-0004; \$5,000,000 (24411/1204).

Palm Tree 2, LLC, to Central Sikh Mission of America, 3901 Centreview Drive, Suite C, Chantilly, VA 20151; sale on 12/31/15 of Condo Unit(s) C, Lindbergh Condominium, improved, comm. condo, zoned Industrial, at 3901 Centreview Drive, Suite C, Chantilly, VA, 20151, Sully District, 3274 gross floor area 1 story commercial condo, built 1985, assessed in 2015 for \$720,280: land, \$144,060, building, \$576,220, (\$491,100 trust with Palm Tree 2, LLC), tax map 034-4-22-0003; \$654,800 (24413/1129).

Residential/Lots

FPA Properties, LLC, to Kingston Royce Homes, LLC, 741 Miller Drive, Suite F-2, Leesburg, VA 20175; sale on 12/10/15 of Lot 45A, Cedar Crest Estates, 12.59 acres, improved, SFD, zoned RC, at Fairfax National Way, Centreville, VA, 20120, Sully District, land assessed in 2015 for \$137,000, tax map 042-4-03-0045A; \$150,000 (24387/1761).

340 Park Street, LLC, to EVG Custom Homes, LLC, 1717 N. 22nd Street, Arlington, VA 22209; sale on 12/16/15 of Lot 60A, Ayrhill Subdivision, 13,700.00 sq. ft., vacant, SFD, zoned RS-12.5, at 340 Park Street NE, Vienna, VA, 22180, Hunter Mill District, assessment n/a, Lot 60B, Ayrhill Subdivision, 13,700.00 sq. ft., vacant, SFD, zoned RS-12.5, at 340 Park Street NE, Vienna, VA, 22180, Hunter Mill District, assessment n/a, (\$390,000 trust & \$390,000 trust with EagleBank), tax map 038-2-02-0060A 038-2-02-0060B; \$1,200,000 (24394/1876).

Richard & Jacqueline Welch, to Focal Point Homes, LLC, 6756 Old McLean Village Drive, Suite 100, McLean, VA 22101; sale on 12/16/15 of Lot 67, Section 2, Merrell Park, 15,116.00 sq. ft., improved, SFD, zoned R-3, at 2040 Haycock Road, Falls Church, VA, 22043, Dranesville District, 1,056 sq. ft. above grade 1 story SFD w/ full basement, 1.5 baths, built 2015, assessed in 2015 for \$593,480: land, \$396,000, building, \$197,480, (\$5,750,000 trust with Cardinal Bank), tax map 040-2-31-0067; \$665,000 (24394/0556).

Timber Ridge at Falls Church, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 12/16/15 of Lot 2, Chestnut Place, 8,668.00 sq. ft., vacant, SFD, zoned PDH-8, at 2323 Dale Drive, Falls Church, VA, 22043, Providence District, assessment n/a, Lot 7, Chestnut Place, 9,361.00 sq. ft., vacant, SFD, zoned PDH-8, at 7233 Magpie Lane, Falls Church, VA, 22043, Providence District, assessment n/a, tax map 040-3-42-0002 040-3-42-0007; \$1,450,000 (24393/1924).

Greenest Investments, LLC, to Carrington Builders at Balmoral LC, 19415 Deerfield Avenue #203, Leesburg, VA

20176; sale on 12/17/15 of Lot 40, Section 4, Balmoral Greens, 44,847.00 sq. ft., vacant, SFD, zoned RC, at 13701 Balmoral Greens Avenue, Clifton, VA, 20124, Springfield District, land assessed in 2015 for \$399,000, Lot 167, Section 4, Balmoral Greens, 55,263.00 sq. ft., vacant, SFD, zoned RC, at 13701 Balmoral Greens Avenue, Clifton, VA, 20124, Springfield District, land assessed in 2015 for \$29,000, tax map 074-4-03-0040 074-4-03-0167; \$610,000 (24395/1297).

Kettler Sandburg LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 12/23/15 of Lot 3, Porter at Sandburg, 11,981.00 sq. ft., vacant, SFD, zoned PDH-3, at 8030 Porter House Place, Dunn Loring, VA, 22027, Providence District, assessment n/a, Lot 5, Porter at Sandburg, 10,161.00 sq. ft., vacant, SFD, zoned PDH-3, at 8005 Elm Place, Dunn Loring, VA, 22027, Providence District, assessment n/a, Lot 6, Porter of Sandburg, 10,060.00 sq. ft., vacant, SFD, zoned PDH-3, at 8003 Elm Place, Dunn Loring, VA, 22027, Providence District, assessment n/a, tax map 039-4-63-0006 039-4-63-0005 039-4-63-0003; \$1,950,000 (24404/0718).

LM734, LC, to K. Hovnanian Homes at Leigh Mill, LLC, 4090-A Lafayette Center Drive, Chantilly, VA 20151; sale on 12/28/15 of Lot 3, The Estates at Leigh Mill Road, vacant, SFD, zoned RE, at 734 Leigh Mill Road, Great Falls, VA, 22066, Dranesville District, assessment n/a, tax map 013-1-01-0079C; \$1,075,000 (24408/1065).

Lonardelli Joint Venture, LLC, Forest Hills Joint Venture, LLC and Garden World R.E., LLC, to Garden World Investments, LLC, c/o Albanese & Associates, P.C., 4041 University Drive, #301, Fairfax, VA 22030; sale on 12/31/15 of Lot, Lee Highway, 207,958.00 sq. ft., improved, SFD, zoned PDH-3, at 11401 Lee Highway, Fairfax, VA, 22030, Braddock District, 2,176 sq. ft. above grade 2 story SFD, 2 full baths, built 1925, assessed in 2015 for \$1,786,000: land, \$1,785,000, building, \$1,000, Lot, Lee Highway, 3.44 acres, vacant, residential, zoned PDH-3, at 4315 Forest Hill Drive, Fairfax, VA, 22030, Braddock District, land assessed in 2015 for \$1,900,000, Lot, Lee Highway, 34,435.00 sq. ft., vacant, residential, zoned PDH-3, at 11429 Lee Highway, Fairfax, VA, 22030, Braddock District, land assessed in 2015 for \$100, Lot 1, Alice Moore Land, 20,225.00 sq. ft., vacant, residential, zoned PDH-3, at 11429 Lee Highway, Fairfax, VA, 22030, Braddock District, land assessed in 2015 for \$100, tax map 056-2-01-0054 056-2-04-0001 056-2-01-0059 056-2-01-0057; \$7,125,000 (24413/0245).

New Home Sales

Mosaic Homes Associates LLC, to Mark & Rebecca Ferrer, 8329 Looking Glass Way, Fairfax, VA 22031; sale on 12/07/15 of Lot 16, Mosaic at Merrifield Town Center, 817.00 sq. ft., improved, TH, zoned PDH-30, at 8329 Looking Glass

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Way, Fairfax, VA, 22031, Providence District, 1,906 sq. ft. above grade 2 story TH ("Bryant") w/ full basement, 3 bedrooms, 3.5 baths, built 2015, building assessed in 2015 for \$651,050, (\$530,000 trust with Bank of America), tax map 049-3-40-0016; \$1,017,135 (24383/2088).

Neighborhoods VI, LLC, to Jessica Jolyne Montgomery, 6614 Jessamine Lane, Annandale, VA 22003; sale on 12/07/15 of Lot 3, Callaway, 5,534.00 sq. ft., improved, SFD, zoned PDH-4, at 6614 Jessamine Lane, Annandale, VA, 22003, Mason District, 3,050 sq. ft. above grade 2 story SFD ("Westover") w/ full basement, 4 bedrooms, 3.5 baths, built 2014, assessed in 2015 for \$822,800: land, \$245,000, building, \$577,800, (\$937,000 trust with Jennings Business Park, LLC), tax map 071-2-44-0003; \$928,617 (24384/0001).

Pulte Home Corporation, to Hyunho Park, 2907 Bleeker Street \$405, Fairfax, VA 22031; sale on 12/07/15 of Condo Unit(s) 3-405, Building 13, Phase 3, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2907 Bleeker Street \$405, Fairfax, VA, 22031, Providence District, 1,685 sq. ft. above grade 1 story condo ("D") 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$478,190, (\$352,060 trust with Pulte Mortgage LLC), tax map 048-4-29-0405; \$632,060 (24383/2050).

Omni-Metro Development, LLC, to Dan Li and Edgar Sarmiento, 2300 Grove Avenue, Falls Church, VA 22046; sale on 12/08/15 of Lots 14 & 15, Block H, Ellison Heights, 15,957.00 sq. ft., improved, SFD, zoned R-4, at 2300 Grove Avenue, Falls Church, VA, 22046, Dranesville District, 4,451 sq. ft. above grade 2 story SFD ("Sequoia") w/ full basement, 6 bedrooms, 5.5 baths, built 2015, assessed in 2015 for \$525,000: land, \$325,000, building, \$200,000, (\$999,000 trust with PNC Bank), tax map 040-4-19H-0015; \$1,335,000 (24385/1928).

Vision Homes, Inc., to Wellesley Lynn, Wandella Lynn & Wilda Lynn, 4125 Virginia Street, Fairfax, VA 22032; sale on 12/08/15 of Lot 24, Block 4, Halemhurst, 0.65 acres, improved, SFD, zoned R-2, at 4125 Virginia Street, Fairfax, VA, 22032, City of Fairfax, 3484 sq. ft. above grade SFD, 4.5 baths, built 2015, assessed in 2015 for \$455,700: land, \$185,600, building, \$270,100, (\$540,000 trust with First Heritage Mortgage, LLC), tax map 57-4-05-04-023; \$845,375 (24385/0678).

500 Spring Street LLC, to Timothy & Julianna Chapman, 360 Windover Avenue NW, Vienna, VA 22180; sale on 12/09/15 of Lot 6, John T. Myers Subdivision, 22,414.00 sq. ft., improved, SFD, zoned RS-12.5, at 360 Windover Avenue NW, Vienna, VA, 22180, Hunter Mill District, new SFD, details n/a, assessed in 2015 for \$401,560: land, \$326,000, building, \$75,560, (\$1,472,048 trust with NewTowne Mortgage), tax map 038-3-12-0006; \$1,730,000 (24387/0004).

Neighborhoods VI, LLC, to Salvatore & Marci Angelella, 6628 Jessamine Lane, Annandale, VA 22003; sale on 12/09/15 of Lot 24, Callaway, 5,032.00 sq. ft., improved, SFD, zoned PDH-4, at 6628 Jessamine Lane, Annandale, VA, 22003, Mason District, new SFD, details n/a, land assessed in 2015 for \$245,000, (\$850,005.20 trust with Morgan Stanley Private Bank), tax map 071-2-44-0024; \$965,915 (24386/1086).

Neighborhoods VI, LLC, to Yanli Gong and Qing Wang, 6503 Manor Ridge Court, Falls Church, VA 22043; sale on 12/09/15 of Lot 14, Crimmins Subdivision, 10,823.00 sq. ft., improved, SFD, zoned R-4, at 6503 Manor Ridge Court, Falls Church, VA, 22043, Dranesville District, new SFD, details n/a, land assessed in 2015 for \$524,000, (\$1,286,948 trust with First Heritage Mortgage, LLC), tax map 041-1-34-0014; \$1,608,685 (24386/1055).

Neighborhoods VI, LLC, to Imran Shah, 6695 Jessamine Lane, Annandale, VA 22003; sale on 12/09/15 of Lot 11, Callaway, 5,309.00 sq. ft., improved, SFD, zoned PDH-4, at 6695 Jessamine Lane, Annandale, VA, 22003, Mason District, 3,176 sq. ft. above grade 2 story SFD ("Newgate") w/ full basement, 4 bedrooms, 4.5 baths, built 2015, assessed in 2015 for \$844,700: land, \$245,000, building, \$599,700, (\$663,992 trust with First Heritage Mortgage, LLC), tax map 071-2-44-0011; \$829,990 (24386/1037).

Pulte Home Corporation, to Aime & Claire Fontaine, 2905 Bleeker Street #104, Fairfax, VA 22031; sale on 12/09/15 of Condo Unit(s) 4-104, Building 12, Phase 4, The Flats at MetroWest condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #104, Fairfax, VA, 22031, Providence District, new condo, details & assessment n/a, tax map 048-4-29-01-0104; \$537,548 (24386/0947).

Pulte Home Corporation, to Mia K. Sipra, 2905 Bleeker Street #105, Fairfax, VA 22031; sale on 12/09/15 of Condo Unit(s) 4-105, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #105, Fairfax, VA, 22031, Providence District, new condo, details & assessment n/a, tax map 048-4-29-01-0105; \$559,220 (24387/0001).

EBCW Investments, LLC, to Andrew Slocum and Lingwen Zheng, 6533 Ivy Hill Drive, McLean, VA 22101; sale on 12/10/15 of Lot 52, Section 2, Chesterbrook Gardens, 12,778.00 sq. ft., improved, SFD, zoned R-3, at 6533 Ivy Hill Drive, McLean, VA, 22101, Dranesville District, 5,668 sq. ft. above grade 2 story SFD ("Custom") w/ full basement, 6 bedrooms, 6 full baths, 2 half baths, built 2015, assessed in 2015 for \$1,697,490: land, \$361,000, building, \$1,336,490, (\$835,000 trust with Citibank), tax map 040-2-13-0052; \$1,670,000 (24388/0084).

McShay Communities, Inc., to Gregory & Amy Waller, 6926 Clifton Road, Clifton, VA 20124; sale on 12/10/15 of Lot 13A, Land of Ali & Kazmi, 27,967.00 sq. ft., improved,

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SFD, zoned RC, at 6926 Clifton Road, Clifton, VA, 20124, Springfield District, 3,341 sq. ft. above grade 2 story SFD w/ full basement, 4 bedrooms, 4.5 baths, built 2014, assessed in 2015 for \$580,000: land, \$237,000, building, \$343,000, (\$535,200 trust with Prosperity Home Mortgage, LLC), tax map 075-4-01-0013A; \$669,000 (24388/0787).

Mosaic Homes Associates, LLC, to Heu-Li Hwang and Gwo-Ching Hwang, 8327 Looking Glass Way, Fairfax, VA 22031; sale on 12/10/15 of Lot 17, Mosaic at Merrifield Town Center, 736.00 sq. ft., improved, TH, zoned PDH-30, at 8327 Looking Glass Way, Fairfax, VA, 22031, Providence District, 1,610 sq. ft. above grade 2 story TH ("Aster") w/ full basement, 3 bedrooms, 3.5 baths, built 2015, building assessed in 2015 for \$560,190, tax map 049-3-40-0017; \$822,830 (24388/0280).

Mosaic Homes Associates, LLC, to Hans K. Korb and Kundhavi Kadiresan, 3002 District Avenue, Fairfax, VA 22031; sale on 12/10/15 of Lot 15, Mosaic at Merrifield Town Center, 817.00 sq. ft., improved, TH, zoned PDH-30, at 8331 Looking Glass Way, Fairfax, VA, 22031, Providence District, 1,906 sq. ft. above grade 2 story TH ("Bryant") w/ full basement, 3 bedrooms, 3.5 baths, built 2015, building assessed in 2015 for \$643,620, (\$605,800 trust with Bank-Fund Staff Federal Credit Union), tax map 049-3-40-0015; \$932,810 (24388/0283).

Pulte Home Corporation, to Min S. Huang and Phoebe Chan, 2905 Bleeker Street #201, Fairfax, VA 22031; sale on 12/10/15 of Condo Unit(s) 4-201, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #201, Fairfax, VA, 22031, Providence District, new condo, details & assessment n/a, (\$517,716 trust with Pulte Mortgage LLC), tax map 048-4-29-01-0201; \$575,240 (24388/0252).

Pulte Home Corporation, to Trang P. Vo, 2905 Bleeker Street #108, Fairfax, VA 22031; sale on 12/10/15 of Condo Unit(s) 4-108, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #108, Fairfax, VA, 22031, Providence District, new condo, details & assessment n/a, tax map 048-4-29-01-0108; \$575,160 (24388/0249).

Wakefield Homes, L.C., to Paul & Joyce Pollock, 8824 Stratford Lane, Alexandria, VA 22208; sale on 12/10/15 of Lot 500, Section 5, Stratford Landing, 10,774.00 sq. ft., improved, SFD, zoned R-3, at 8824 Stratford Lane, Alexandria, VA, 22208, Mt. Vernon District, new SFD, details n/a, land assessed in 2015 for \$263,000, (\$400,000 trust with Potomac Mortgage Group, Inc.), tax map 111-1-03-08-0002F; \$929,000 (24388/0194).

NVR, Inc., to Aldair Da Silva Siqueira, 7318 Bull Run Post Office Road, Centreville, VA 20121; sale on 12/11/15 of Lot 10, Stuart's Crossing, 5.32 acres, improved, SFD, zoned RC, at 7318 Bull Run Post Office Road, Centreville, VA,

20121, Sully District, 4,375 sq. ft. above grade 2 story SFD ("Chapel Hill Elev B") w/ full basement, 5 bedrooms, 4.5 baths, built 2015, land assessed in 2015 for \$300,000, tax map 064-3-03-0010; \$1,089,809 (24389/1032).

Potomac Reserve, LLC, to Raymond & Julianne Shanley, 1118 Pekay Street, SW, Vienna, VA 22180; sale on 12/11/15 of Lot 2273, Section 11, Vienna Woods, 11,194.00 sq. ft., improved, SFD, zoned RS-10, at 1118 Pekay Street, SW, Vienna, VA, 22180, Hunter Mill District, 3,523 sq. ft. above grade 2 story SFD ("Madison") w/ full basement, 5 bedrooms, 5.5 baths, built 2014, assessed in 2015 for \$1,135,200: land, \$311,000, building, \$824,200, (\$926,360 trust with Prosperity Home Mortgage, LLC), tax map 048-2-03-2273; \$1,157,950 (24389/1410).

Pulte Home Corporation, to Sophia Y. Parker, 2905 Bleeker Street #203, Fairfax, VA 22031; sale on 12/11/15 of Condo Unit(s) 4-203, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #203, Fairfax, VA, 22031, Providence District, new condo, details & assessment n/a, tax map 048-4-29-01-0203; \$490,955 (24389/0999).

VDWLLC1 LLC, to Mark & Christine Kirby, 6632 Hazel Lane, McLean, VA 22101; sale on 12/11/15 of Lot 16, Section 8, Elnido Estates, 12,800.00 sq. ft., improved, SFD, zoned R-3, at 6632 Hazel Lane, McLean, VA, 22101, Dranesville District, 4,662 sq. ft. above grade 2 story SFD ("Custom") w/ full basement, 6 bedrooms, 6.5 baths, built 2014, assessed in 2015 for \$1,558,920: land, \$458,000, building, \$1,100,920, (\$900,000 trust with Navy Federal Credit Union), tax map 030-4-13-0016; \$1,540,000 (24390/0042).

Mosaic Homes Associates, LLC, to Kemba E. Thomas, 8325 Looking Glass Way, Fairfax, VA 22031; sale on 12/14/15 of Lot 18, Mosaic at Merrifield Town Center, 736.00 sq. ft., improved, TH, zoned PDH-30, at 8325 Looking Glass Way, Fairfax, VA, 22031, Providence District, 1,610 sq. ft. above grade 2 story TH ("Aster") w/ full basement, 3 bedrooms, 3.5 baths, built 2015, building assessed in 2015 for \$561,810, (\$625,500 trust with Potomac Mortgage Group, Inc.), tax map 049-3-40-0018; \$846,450 (24390/2185).

Pulte Home Corporation, to Lucy Wai-Yan Woo and Nea Yea Woo, 2905 Bleeker Street #205, Fairfax, VA 22031; sale on 12/14/15 of Condo Unit(s) 4-205, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #205, Fairfax, VA, 22031, Providence District, 1,685 sq. ft. above grade 1 story condo ("D"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$478,190, tax map 048-4-29-01-0205; \$590,850 (24390/2150).

Pulte Home Corporation, to Eunseok Oh and Eunyong Kim, 2905 Bleeker Street #207, Fairfax, VA 22031; sale on 12/14/15 of Condo Unit(s) 4-207, Building 12, Phase 4, The

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Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #207, Fairfax, VA, 22031, Providence District, 1,506 sq. ft. above grade 1 story condo ("G"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$444,390, (\$412,023 trust with Pulte Mortgage LLC), tax map 048-4-29-01-0207; \$549,365 (24390/2154).

The Crossing at Lake Braddock, LLC, to Sung Yong Yoo and Mina C Choi Yoo, 5693 Tunwell Court, Burke, VA 22015; sale on 12/14/15 of Lot 3, Simpson Subdivision, 15,364.00 sq. ft., improved, SFD, zoned R-2, at 5693 Tunwell Court, Burke, VA, 22015, Braddock District, 3,666 sq. ft. above grade 2 story SFD ("Alden") w/ full basement, 4 bedrooms, 3.5 baths, built 2015, land assessed in 2015 for \$260,000, (\$625,500 trust with George Mason Mortgage, LLC), tax map 078-1-22-0003; \$878,681 (24391/0108).

The Evergreene Companies, LLC, to Thomas & Moira Wait, 100 Monroe Hill Court, Herndon, VA 20170; sale on 12/14/15 of Lot 5, Vinehaven, 4,397.00 sq. ft., improved, SFD, zoned PD-D, at 107 Vinehaven Way, Herndon, VA, 20170, Dranesville District, new SFD, details n/a, land assessed in 2015 for \$187,000, tax map 016-2-48-0005; \$858,978 (24390/2056).

D.R. Horton, Inc., to Anshawnti B. Harris and Kiameshra R. Maldon, 7114 Sotheby Way, Lorton, VA 22079; sale on 12/15/15 of Lot 31, Section 2, Lyndam Hill, 1,808.00 sq. ft., improved, TH, zoned PDH-8, at 7114 Sotheby Way, Lorton, VA, 22079, Mt. Vernon District, 2,160 sq. ft. above grade 2 story TH ("Bradford II") w/ full basement, 4 bedrooms, 3.5 baths, built 2015, land assessed in 2015 for \$125,000, (\$415,992 trust with DHI Mortgage Company), tax map 108-1-17-02-0031; \$519,990 (24392/1147).

Falls Gate Neighborhoods, LLC, to Joseph Lee and Wei Li, 3720 Powell Lane, Falls Church, VA 22041; sale on 12/15/15 of Lot 6, Section 3, Ambrose Hills, 1,496.00 sq. ft., improved, SFD, zoned R-12, at 3720 Powell Lane, Falls Church, VA, 22041, Mason District, 1,728 sq. ft. above grade 2 story TH ("Ladysmith") w/ full basement, 3 bedrooms, 2 full baths, 2 half baths, built 2015, land assessed in 2015 for \$123,000, (\$529,780 trust with First Heritage Mortgage, LLC), tax map 061-4-52-03-0006; \$662,225 (24392/1847).

NVR, Inc., to Amr Adib, 2325 Dale Drive, Falls Church, VA 22046; sale on 12/15/15 of Lot 3, Chestnut Place, 8,358.00 sq. ft., improved, SFD, zoned PDH-8, at 2325 Dale Drive, Falls Church, VA, 22046, Providence District, 3,924 sq. ft. above grade 2 story SFD ("Remington Place II") w/ full basement, 5 bedrooms, 4.5 baths, built 2015, assessment n/a, tax map 040-3-42-0003; \$1,429,550 (24392/0626).

Pulte Home Corporation, to Kathryn L. Ballantine, 2905 Bleeker Street #301, Fairfax, VA 22031; sale on 12/15/15 of Condo Unit(s) 4-301, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned

PDH-16, at 2905 Bleeker Street #301, Fairfax, VA, 22031, Providence District, 1,500 sq. ft. above grade 1 story condo ("A"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$436,270, (\$358,735 trust with Pulte Mortgage LLC), tax map 048-4-29-01-0301; \$558,735 (24392/0522).

Eleven Oaks, LLC, to Daniel McCarriar and Margaret Schervish, 4424 George Mason Blvd., Fairfax, VA 22030; sale on 12/16/15 of Lot 30, Eleven Oaks, 2,743.00 sq. ft., improved, SFD, zoned PDH-8, at 4424 George Mason Blvd, Fairfax, VA, 22030, Braddock District, 2,754 sq. ft. above grade 2 story SFD ("Beaumont") w/ full basement, 5 bedrooms, 3.5 baths, built 2015, land assessed in 2015 for \$276,000, (\$580,000 trust with EagleBank), tax map 057-4-19-0030; \$937,946 (24394/1987).

Falls Gate Neighborhoods, LLC, to Sinisa Vasic and Gregory Jones, 3724 Powell Lane, Falls Church, VA 22041; sale on 12/16/15 of Lot 8, Section 3, Ambrose Hills, 2,176.00 sq. ft., improved, TH, zoned R-12, at 3724 Powell Lane, Falls Church, VA, 22041, Mason District, 1,728 sq. ft. above grade 2 story TH ("Ladysmith") w/ full basement, 3 bedrooms, 2 full baths, 2 half baths, built 2015, land assessed in 2015 for \$126,000, (\$544,300 trust with First Heritage Mortgage, LLC), tax map 061-4-52-03-0008; \$680,405 (24394/1201).

Falls Gate Neighborhoods, LLC, to Gina C. Chen, 9708 Burke View Court, Burke, VA 22015; sale on 12/16/15 of Lot 1, Section 3, Ambrose Hills, 2,176.00 sq. ft., improved, TH, zoned R-12, at 3710 Powell Lane, Falls Church, VA, 22041, Mason District, 1,736 sq. ft. above grade 2 story TH ("Ladysmith") w/ full basement, 3 bedrooms, 3 full baths, 2 half baths, built 2015, land assessed in 2015 for \$126,000, (\$300,000 trust with First Heritage Mortgage, LLC), tax map 061-4-52-03-0001; \$724,000 (24394/1222).

Mosaic Homes Associates, LLC, to Patricia McGinley, 8323 Looking Glass Way, Fairfax, VA 22031; sale on 12/16/15 of Lot 19, Mosaic at Merrifield Town Center, 736.00 sq. ft., improved, TH, zoned PDH-30, at 8323 Looking Glass Way, Fairfax, VA, 22031, Providence District, 1,610 sq. ft. above grade 2 story TH ("Aster") w/ full basement, 3 bedrooms, 3.5 baths, built 2015, building assessed in 2015 for \$561,810, (\$405,000 trust with MainStreet Bank), tax map 049-3-40-0019; \$823,090 (24394/1580).

Neighborhoods VI, LLC, to Stephen & Winnie Lewis, 7514 Tangerine Place, Lorton, VA 22079; sale on 12/16/15 of Lot 7, Section 2, Summit Oaks, 7,870.00 sq. ft., improved, SFD, zoned PDH-3, at 7514 Tangerine Place, Lorton, VA, 22079, Mt. Vernon District, 3,520 sq. ft. above grade 2 story SFD ("Davidson B") w/ full basement, 5 bedrooms, 4.5 baths, built 2015, assessed in 2015 for \$793,910; land, \$186,000, building, \$607,910, (\$608,000 trust with First Heritage Mortgage, LLC), tax map 108-3-03-01-0007; \$760,000 (24394/1180).

Pulte Home Corporation, to Phil P. Lee and Won K.

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Lee, 2905 Bleeker Street #303, Fairfax, VA 22031; sale on 12/16/15 of Condo Unit(s) 4-303, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #303, Fairfax, VA, 22031, Providence District, 1,375 sq. ft. above grade 1 story condo ("F"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$412,140, (\$300,000 trust with Pulte Mortgage LLC), tax map 048-4-29-01-0303; \$529,465 (24394/1837).

Pulte Home Corporation, to Bo Young Yeum and Jung Bum Kim, 2905 Bleeker Street #305, Fairfax, VA 22031; sale on 12/16/15 of Condo Unit(s) 4-305, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #305, Fairfax, VA, 22031, Providence District, 1,685 sq. ft. above grade 1 story condo ("D"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$478,190, (\$350,000 trust with Pulte Mortgage LLC), tax map 048-4-29-01-0305; \$610,990 (24394/1600).

Pulte Home Corporation, to Hyunho Park and Yonghwa Lee, 2907 Bleeker Street #406, Fairfax, VA 22031; sale on 12/16/15 of Condo Unit(s) 3-406, Building 13, Phase 3, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2907 Bleeker Street #406, Fairfax, VA, 22031, Providence District, 1,506 sq. ft. above grade 1 story condo ("G"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$444,390, (\$222,990 trust with Pulte Mortgage LLC), tax map 048-4-29-0406; \$532,990 (24394/1797).

Basheer/Edgemoore-Moutoux, LLC, to Mostofa Mohammad and Tahmina Rahman, 1375 Blairstone Drive, Vienna, VA 22182; sale on 12/17/15 of Lot 16, Section 2, Maymont, 20,600.00 sq. ft., improved, SFD, zoned PDH-1, at 1375 Blairstone Drive, Vienna, VA, 22182, Dranesville District, 6,366 sq. ft. above grade 2 story SFD ("Innsworth Provence") w/ full basement, 7 bedrooms, 7.5 baths, built 2015, land assessed in 2015 for \$420,000, (\$1,499,999 trust with EverBank), tax map 019-3-22-0016; \$420,000 (24397/0302).

NVR, Inc., to Nadia Kanwal and Amit Dixit, 7314 Bull Run Post Office Road, Centreville, VA 20121; sale on 12/17/15 of Lot 8A, Stuart's Crossing, 260,085.00 sq. ft., improved, SFD, zoned RC, at 7314 Bull Run Post Office Road, Centreville, VA, 20121, Sully District, 5,064 sq. ft. above grade 2 story SFD ("Clifton Park") w/ full basement, 5 bedrooms, 4.5 baths, built 2015, land assessed in 2015 for \$300,000, (\$967,000 trust with NVR Mortgage Finance, Inc.), tax map 064-3-03-0008A; \$1,208,809 (24396/1726).

NVR, Inc., to Steven M. Cooley, Lynn M. Cooley and Craig S. Hennesy, 1715 Birch Road, McLean, VA 22101; sale on 12/17/15 of Lot 25, Chestnut Place, 3,128.00 sq. ft., improved, SFD, zoned PDH-8, at 1715 Birch Road, McLean,

VA, 22101, Providence District, new SFD, details & assessment n/a, (\$1,000,000 trust with First Virginia Community Bank), tax map 040-3-42-0025; \$1,189,045 (24396/1695).

Pulte Home Corporation, to Jae S. Chung and Miyon L. Chung, 2905 Bleeker Street #204, Fairfax, VA 22031; sale on 12/17/15 of Condo Unit(s) 4-204, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #204, Fairfax, VA, 22031, Providence District, 1,539 gross floor area 1 story condo ("B"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$453,650, (\$414,445 trust with Pulte Mortgage LLC), tax map 048-4-29-01-0204; \$561,445 (24396/1661).

Pulte Home Corporation, to Young Kook Kim and Chan Kyung Kim, 2905 Bleeker Street #206, Fairfax, VA 22031; sale on 12/17/15 of Condo Unit(s) 4-206, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #206, Fairfax, VA, 22031, Providence District, 1,506 gross floor area 1 story condo ("G"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$444,390, tax map 048-4-29-01-0206; \$506,710 (24396/1657).

Pulte Home Corporation, to Chong Chul Oh and Lucia O. Oh, 2905 Bleeker Street #308, Fairfax, VA 22031; sale on 12/17/15 of Condo Unit(s) 4-308, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #308, Fairfax, VA, 22031, Providence District, 1,685 sq. ft. above grade 1 story condo ("D"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$478,190, tax map 048-4-29-01-0308; \$633,122 (24396/1692).

Pulte Home Corporation, to Ji Sung Yang, 2905 Bleeker Street #307, Fairfax, VA 22031; sale on 12/17/15 of Condo Unit(s) 4-307, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #307, Fairfax, VA, 22030, Providence District, 1,506 sq. ft. above grade 1 story condo ("G"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$444,390, tax map 048-4-29-01-0307; \$584,650 (24396/1689).

Winchester Homes Inc., to Scott & Michelle Schmader, 3423 Waples Glen Court, Oakton, VA 22124; sale on 12/17/15 of Lot 10, Reserve at Waples Mill, 49,672.00 sq. ft., improved, SFD, zoned R-1, at 3423 Waples Glen Court, Oakton, VA, 22124, Providence District, new SFD, details n/a, land assessed in 2015 for \$570,000, (\$650,000 trust with George Mason Mortgage, LLC), tax map 046-4-22-0010; \$2,012,083 (24396/2039).

Advanced Design and Construction Co., to Alireza Tajick and Mina Anane, 915 Olympian Circle SW, Vienna, VA 22180; sale on 12/18/15 of Lot 37, Section 7, Block F,

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Vienna Woods, 11,405.00 sq. ft., improved, SFD, zoned RS-10, at 915 Olympian Circle SW, Vienna, VA, 22180, Hunter Mill District, 4,160 sq. ft. above grade 2 story SFD ("Custom") w/ full basement, 6 bedrooms, 6 full baths, 2 half baths, built 2015, assessed in 2015 for \$1,251,060: land, \$311,000, building, \$940,060, (\$1,020,000 trust with SunTrust Mortgage, Inc.), tax map 048-2-03F-0037; \$1,275,000 (24398/0529).

Eleven Oaks, LLC, to Scott & Lisa Toler, 4422 George Mason Blvd., Fairfax, VA 22030; sale on 12/18/15 of Lot 29, Eleven Oaks, 2,743.00 sq. ft., improved, SFD, zoned PDH-8, at 4422 George Mason Blvd., Fairfax, VA, 22030, Braddock District, 2,772 sq. ft. above grade 2 story SFD ("Beamount") w/ full basement, 4 bedrooms, 2 full baths, 2 half baths, built 2015, land assessed in 2015 for \$276,000, (\$723,772 trust with Pentagon Federal C.U.), tax map 057-4-19-0029; \$1,059,809 (24398/1047).

Mosaic Homes Associates, LLC, to Patricia W. McGuire, 8321 Looking Glass Way, Fairfax, VA 22031; sale on 12/18/15 of Lot 20, Mosaic at Merrifield Town Center, 817.00 sq. ft., improved, TH, zoned PDH-30, at 8321 Looking Glass Way, Fairfax, VA, 22031, Providence District, 1,906 sq. ft. above grade 2 story TH ("Bryant") w/ full basement, 3 bedrooms, 3.5 baths, built 2015, assessed in 2015 for \$761,130: land, \$252,000, building, \$509,130, tax map 049-3-40-0020; \$975,795 (24398/1041).

NVR, Inc., to William & Ellen Mugg, 7203 Holywell Lane, Falls Church, VA 22043; sale on 12/18/15 of Lot 23, Chestnut Place, 2,208.00 sq. ft., improved, SFD, zoned PDH-8, at 7203 Holywell Lane, Falls Church, VA, 22043, Providence District, new SFD, details & assessment n/a, (\$250,000 trust with NVR Mortgage Finance, Inc.), tax map 040-3-42-0023; \$1,042,234 (24398/1136).

Neighborhoods VI, LLC, to Isra Bhatti and Rashad Hussain, 6501 Manor Ridge Court, Falls Church, VA 22043; sale on 12/18/15 of Lot 13, Crimmins Subdivision, 13,025.00 sq. ft., improved, SFD, zoned R-4, at 6501 Manor Ridge Court, Falls Church, VA, 22043, Dranesville District, new SFD, details n/a, land assessed in 2015 for \$526,000, (\$1,223,424 trust with Citibank), tax map 041-1-34-0013; \$1,529,280 (24397/2121).

Pulte Home Corporation, to Atoosa Salehi, 2905 Bleeker Street #402, Fairfax, VA 22031; sale on 12/18/15 of Condo Unit(s) 4-402, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #402, Fairfax, VA, 22031, Providence District, 1,256 sq. ft. above grade 1 story condo ("C"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$376,860, (\$396,216 trust with Pulte Mortgage LLC), tax map 048-4-29-01-0402; \$495,270 (24398/1013).

Winchester Homes Inc., to Andrew & Heather Doran, 11593 Embree Court, Oakton, VA 22124; sale on 12/18/15 of

Lot 11, Reserve at Waples Mill, 36,631.00 sq. ft., improved, SFD, zoned R-1, at 11593 Embree Court, Oakton, VA, 22124, Providence District, new SFD, details n/a, land assessed in 2015 for \$563,000, (\$1,306,312 trust with George Mason Mortgage, LLC), tax map 046-4-22-0011; \$1,641,040 (24397/0898).

Eleven Oaks LLC, to Xin & Yuan Zhang, 4433 Rosenwald Lane, Fairfax, VA 22030; sale on 12/21/15 of Lot 43, Eleven Oaks, 6,333.00 sq. ft., improved, SFD, zoned PDH-8, at 4433 Rosenwald Lane, Fairfax, VA, 22030, Braddock District, 3,304 sq. ft. above grade 2 story SFD ("Darby") w/ full basement, 5 bedrooms, 4.5 baths, built 2015, land assessed in 2015 for \$278,000, (\$707,000 trust with SunTrust Mortgage, Inc.), tax map 057-4-19-0043; \$1,010,000 (24400/2100).

Falls Gate Neighborhoods, LLC, to Georges & Rima Richani, 3714 Powell Lane, Falls Church, VA 22041n; sale on 12/21/15 of Lot 3, Section 3, Ambrose Hills, 1,496.00 sq. ft., improved, SFD, zoned R-12, at 3714 Powell Lane, Falls Church, VA, 22041, Mason District, 1,736 sq. ft. above grade 2 story TH ("Ladysmith") w/ full basement, 3 bedrooms, 2 full baths, 2 half baths, built 2015, land assessed in 2015 for \$123,000, tax map 061-4-52-03-0003; \$688,685 (24400/1335).

LAH Cherokee II, LLC, to Vincent & Cynthia Urick, 4798 Virginia Street, Alexandria, VA 22312; sale on 12/21/15 of Lot 41A, Southern Villa Subdivision, 14,300.00 sq. ft., improved, SFD, zoned R-2, at 4798 Virginia Street, Alexandria, VA, 22312, Mason District, new SFD, details n/a, assessed in 2015 for \$324,390: land, \$192,000, building, \$132,390, (\$762,150 trust with George Mason Mortgage, LLC), tax map 072-1-10-0041A; \$802,275 (24401/1151).

NVR, Inc., to Michael & Virginia Kaylor, 7207 Holywell Lane, Falls Church, VA 22043; sale on 12/21/15 of Lot 21, Chestnut Place, 2,208.00 sq. ft., improved, SFD, zoned PDH-8, at 7207 Holywell Lane, Falls Church, VA, 22043, Providence District, new SFD, details n/a, assessment n/a, (\$400,000 trust with NVR Mortgage Finance, Inc.), tax map 040-3-42-0021; \$1,016,500 (24400/2071).

NVR, Inc., to Mirasghar & Sohaila Hessami, 7306 Bull Run Post Office Road, Centreville, VA 20121; sale on 12/21/15 of Lot 4, Stuart's Crossing, 279,576.00 sq. ft., improved, SFD, zoned RC, at 7306 Bull Run Post Office Road, Centreville, VA, 20121, Sully District, 4,724 sq. ft. above grade 2 story SFD ("Clifton Park Elev C") w/ full basement, 4 bedrooms, 4.5 baths, built 2015, land assessed in 2015 for \$300,000, (\$625,450 trust with NVR Mortgage Finance, Inc.), tax map 064-3-03-0004; \$1,023,554 (24400/1906).

NVR, Inc., to Thomas Lumley and Elizabeth Nach, 7241 Magpie Lane, Falls Church, VA 22043; sale on 12/21/15 of Lot 5, Chestnut Place, 10,868.00 sq. ft., improved, SFD, zoned

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PDH-8, at 7241 Magpie Lane, Falls Church, VA, 22043, Providence District, new SFD, details & assessment n/a, (\$417,100 trust with Wells Fargo Bank), tax map 040-3-42-0005; \$1,360,026 (24401/0184).

NVR, Inc., to Jeffrey G. Baker, 7316 Bull Run Post Office Road, Centreville, VA 20121; sale on 12/21/15 of Lot 9A, Stuart's Crossing, 224,372.00 sq. ft., improved, SFD, zoned RC, at 7316 Bull Run Post Office Road, Centreville, VA, 20121, Sully District, 5,833 sq. ft. above grade 2 story SFD ("Monticello Elev E") w/ full basement, 5 bedrooms, 5.5 baths, built 2015, assessed in 2015 for \$1,222,580: land, \$300,000, building, \$922,580, tax map 064-3-03-0009A; \$1,393,416 (24400/2097).

Neighborhoods VI, LLC, to Brock Boyd and Mirtha Galliani Alvarez, 6520 Manor Ridge Court, Falls Church, VA 22043; sale on 12/21/15 of Lot 23, Crimmins Subdivision, 9,762.00 sq. ft., improved, SFD, zoned R-4, at 6520 Manor Ridge Court, Falls Church, VA, 22043, Dranesville District, new SFD, details n/a, land assessed in 2015 for \$524,000, (\$1,250,800 trust with First Heritage Mortgage, LLC), tax map 041-1-34-0023; \$1,563,500 (24400/1317).

Neighborhoods VI, LLC, to Michael & Elizabeth Shulof, 2143 Crimmins Lane, Falls Church, VA 22043; sale on 12/21/15 of Lot 7, Crimmins Subdivision, 7,906.00 sq. ft., improved, SFD, zoned R-4, at 2143 Crimmins Lane, Falls Church, VA, 22043, Dranesville District, new SFD, details n/a, land assessed in 2015 for \$522,000, (\$350,000 trust with First Heritage Mortgage, LLC), tax map 041-1-34-0007; \$1,657,780 (24400/1234).

Pulte Home Corporation, to Todd S. Andrews, 2905 Bleeker Street #107, Fairfax, VA 22031; sale on 12/21/15 of Condo Unit(s) 4-107, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #107, Fairfax, VA, 22031, Providence District, 1,506 sq. ft. above grade 1 story condo ("G"), 2 bedrooms, 2 full baths, built 2015, assessed in 2015 for \$444,390, (\$384,000 trust with MB Financial Bank & \$102,400 trust with Fairfax County Federal Credit Union), tax map 048-4-29-01-0107; \$512,175 (24400/1734).

Pulte Home Corporation, to Gaurav Sharma and Priyanka Vashisht, 2905 Bleeker Street #302, Fairfax, VA 22031; sale on 12/21/15 of Condo Unit(s) 4-302, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #302, Fairfax, VA, 22031, Providence District, 1,256 sq. ft. above grade 1 story condo ("C"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$376,860, (\$349,271 trust with Pulte Mortgage LLC), tax map 048-4-29-01-0302; \$465,695 (24400/1793).

Pulte Home Corporation, to Shashi Swami, 2905 Bleeker Street #208, Fairfax, VA 22031; sale on 12/21/15 of Condo Unit(s) 4-208, Building 12, Phase 4, The Flats at

MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #208, Fairfax, VA, 22031, Providence District, 1,685 sq. ft. above grade 1 story condo ("D"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$478,190, tax map 048-4-29-01-0208; \$573,925 (24400/1874).

Pulte Home Corporation, to Michael & Beverly Gray, 2905 Bleeker Street #405, Fairfax, VA 22031; sale on 12/21/15 of Condo Unit(s) 4-405, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #405, Fairfax, VA, 22031, Providence District, 1,685 sq. ft. above grade 1 story condo ("D"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$478,190, (\$495,572 trust with Pulte Mortgage LLC), tax map 048-4-29-01-0405; \$619,465 (24400/1765).

Pulte Home Corporation, to Jessica Kim, 2905 Bleeker Street #106, Fairfax, VA 22031; sale on 12/21/15 of Condo Unit(s) 4-106, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #106, Fairfax, VA, 22031, Providence District, 1,506 sq. ft. above grade 1 story condo ("G"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$444,390, (\$398,310 trust with Fairway Asset Corporation), tax map 048-4-29-01-0106; \$531,080 (24400/1852).

Pulte Home Corporation, to Frederick & Edith Walker, 2905 Bleeker Street #404, Fairfax, VA 22031; sale on 12/21/15 of Condo Unit(s) 4-404, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #404, Fairfax, VA, 22031, Providence District, 1,581 sq. ft. above grade 1 story condo ("B"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$453,650, (\$317,525 trust with Pulte Mortgage LLC), tax map 048-4-29-01-0404; \$577,525 (24400/1824).

Sunny side Developments, LLC, to Zhao & Luming Li, 6645 Osborn Street, Falls Church, VA 22046; sale on 12/21/15 of Lot 11, Z.B. Groves Subdivision, 11,250.00 sq. ft., improved, SFD, zoned R-4, at 6645 Osborn Street, Falls Church, VA, 22046, Dranesville District, 3,425 sq. ft. above grade 2 story SFD ("Spring") w/ full basement, 6 bedrooms, 5.5 baths, built 2015, assessed in 2015 for \$575,000: land, \$525,000, building, \$50,000, (\$900,000 trust with SunTrust Mortgage, Inc.), tax map 040-4-04-0011; \$1,400,000 (24401/0758).

725 Springvale Rd LLC, to Ursula E. Andreas, 725 Springvale Road, Great Falls, VA 22066; sale on 12/22/15 of Lot 8-A, Section 2, Forestville Estates, 2.95 acres, improved, SFD, zoned RE, at 725 Springvale Road, Great Falls, VA, 22066, Dranesville District, 10,088 sq. ft. above grade 2 story SFD w/ full basement, 6 bedrooms, 6 full baths, 3 half baths,

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built 2015, assessed in 2015 for \$4,198,980: land, \$564,000, building, \$3,634,980, tax map 007-4-09-0008A; \$4,100,000 (24403/0204).

Bridgewater Investments II, LLC, to Brant & Jane Imperatore, 6144 Tompkins Drive, McLean, VA 22101; sale on 12/22/15 of Lot 48, Smott's Addition to Chesterbrook Woods, 19,884.00 sq. ft., improved, SFD, zoned R-2, at 6144 Tompkins Drive, McLean, VA, 22101, Dranesville District, new SFD, details n/a, assessed in 2015 for \$850,000: land, \$800,000; building, \$50,000, (\$2,104,750 trust with United Bank), tax map 031-3-10-0048; \$2,338,614 (24402/1967).

K. Hovnanian at Residence at Discovery Square, LLC, to Ravi Tilak Emani, 13723 Neil Armstrong Avenue, Unit 507, Herndon, VA 20171; sale on 12/22/15 of Condo Unit(s) 507, Phase 2, The Residences at Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13723 Neil Armstrong Avenue, Unit 507, Herndon, VA, 20171, Sully District, 1,148 sq. ft. above grade 1 story condo ("Camden"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$295,900, (\$277,150 trust with K. Hovnanian American Mortgage, LLC), tax map 024-4-09-02-0507; \$346,476 (24402/1112).

Mosaic Homes Associates, LLC, to Michael Schwimer, Cynthia Schemer and Daniel Schwimer, 8319 Looking Glass Way, Fairfax, VA 22031; sale on 12/22/15 of Lot 21, Mosaic at Merrifield Town Center, 817.00 sq. ft., improved, TH, zoned PDH-30, at 8319 Looking Glass Way, Fairfax, VA, 22031, Providence District, 1,906 sq. ft. above grade 2 story TH ("Bryant") w/ full basement, 3 bedrooms, 3.5 baths, built 2015, assessed in 2015 for \$761,130: land, \$252,000, building, \$509,130, (\$742,100 trust with Wells Fargo Bank), tax map 049-3-40-0021; \$927,710 (24403/0173).

NVR, Inc., to Rajinder & Subhash Vij, 13631 Air and Space Museum Parkway, Herndon, VA 20171; sale on 12/22/15 of Condo Unit(s) 8-A, Phase 13, Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13631 Air and Space Museum Parkway, Herndon, VA, 20171, Sully District, 1,522 sq. ft. above grade 2 story condo ("Matisse"), 3 bedrooms, 2.5 baths, built 2015, building assessed in 2015 for \$273,260, (\$180,000 trust with George Mason Mortgage, LLC), tax map 024-4-08-0008A; \$430,440 (24402/2074).

NVR, Inc., to Gopi Krishna Chinta and Divya Vangala, 13629 Air and Space Museum Parkway, Herndon, VA 20171; sale on 12/22/15 of Condo Unit(s) 8-B, Phase 13, Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13629 Air and Space Museum Parkway, Herndon, VA, 20171, Sully District, 2,516 sq. ft. above grade 2 story condo ("Picasso"), 3 bedrooms, 2.5 baths, built 2015, building assessed in 2015 for \$294,920, (\$376,250 trust with NVR Mortgage Finance, Inc. & \$70,500 trust with Fairfax County Federal Credit Union), tax map 024-4-08-0008B; \$470,339 (24402/2092).

NVR, Inc., to Brian N. Bullen and Toinette O. Chin, 3171 John Glenn Street, Herndon, VA 20171; sale on 12/22/15 of Lot 83, Discovery Square, 1,542.00 sq. ft., improved, TH, zoned PRM, at 3171 John Glenn Street, Herndon, VA, 20171, Sully District, 2,090 sq. ft. above grade 2 story TH ("John Jacob Astor") w/ full basement, 4 bedrooms, 4.5 baths, built 2015, land assessed in 2015 for \$190,000, (\$668,673 trust with NVR Mortgage Finance, Inc.), tax map 024-4-07-0083; \$664,300 (24402/2125).

NVR, Inc., to Madhaviatha Malipeddi, 13627 Air and Space Museum Parkway, Herndon, VA 20171; sale on 12/22/15 of Condo Unit(s) 8-C, Phase 13, Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13627 Air and Space Museum Parkway, Herndon, VA, 20171, Sully District, 1,522 sq. ft. above grade 2 story condo ("Matisse"), 3 bedrooms, 2.5 baths, built 2015, building assessed in 2015 for \$273,260, (\$330,876 trust with George Mason Mortgage, LLC), tax map 024-4-08-0008C; \$413,595 (24402/2151).

Neighborhoods VI, LLC, to Stanton & Adrienne Hill, 7518 Tangerine Place, Lorton, VA 22079; sale on 12/22/15 of Lot 9, Section 2, Summit Oaks, 8,495.00 sq. ft., improved, SFD, zoned PDH-3, at 7518 Tangerine Place, Lorton, VA, 22079, Mt. Vernon District, 3,476 sq. ft. above grade 2 story SFD ("Davidson A") w/ full basement, 4 bedrooms, 3.5 baths, built 2014, assessed in 2015 for \$755,730: land, \$186,000, building, \$569,730, (\$604,000 trust & \$75,500 trust with Citizens Bank), tax map 108-3-03-01-0009; \$755,000 (24402/1697).

Pulte Home Corporation, to Stephen & Jung Kim, 2905 Bleeker Street #408, Fairfax, VA 22031; sale on 12/22/15 of Condo Unit(s) 4-408, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #408, Fairfax, VA, 22031, Providence District, 1,685 sq. ft. above grade 1 story condo ("D"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$478,190, tax map 048-4-29-01-0408; \$606,480 (24402/1465).

Pulte Home Corporation, to Edmund Y. Lau and Ann W. Poon, 2905 Bleeker Street #407, Fairfax, VA 22031; sale on 12/22/15 of Condo Unit(s) 4-407, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #407, Fairfax, VA, 22031, Providence District, 1,506 sq. ft. above grade 1 story condo ("G"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$444,390, (\$416,000 trust with Pulte Mortgage LLC), tax map 048-4-29-01-0407; \$558,880 (24402/2195).

Pulte Home Corporation, to Belgin Hanson and David Mullen, 2905 Bleeker Street #304, Fairfax, VA 22031; sale on 12/22/15 of Condo Unit(s) 4-304, Building 12, Phase 4, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2905 Bleeker Street #304, Fairfax, VA,

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22031, Providence District, 1,539 sq. ft. above grade 1 story condo ("B"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$453,650, (\$564,640 trust with Navy Federal Credit Union), tax map 048-4-29-01-0304; \$564,640 (24402/2172).

K. Hovnanian at Residence at Discovery Square, LLC, to Terrence Willis, 3160 John Glenn Street, #309, Herndon, VA 20171; sale on 12/23/15 of Condo Unit(s) 309, Phase 1, The Residences at Discovery Square Condominium, improved, resid. condo, zoned PRM, at 3160 John Glenn Street, #309, Herndon, VA, 20171, Sully District, 1,333 sq. ft. above grade 1 story condo ("Aldrin"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$373,900, (\$357,250 trust with K. Hovnanian American Mortgage, LLC), tax map 024-4-09-0309; \$396,990 (24404/2087).

NVR, Inc., to Leah C. Baker, 13621 Air and Space Museum Parkway, Herndon, VA 20171; sale on 12/23/15 of Condo Unit(s) 8-F, Phase 13, Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13621 Air and Space Museum Parkway, Herndon, VA, 20171, Sully District, 2,516 sq. ft. above grade 2 story condo ("Picasso"), 3 bedrooms, 2.5 baths, built 2015, building assessed in 2015 for \$294,920, (\$417,000 trust with NVR Mortgage Finance, Inc.), tax map 024-4-08-0008F; \$492,521 (24405/0827).

NVR, Inc., to Dinesh & Arati Sawant, 13619 Air and Space Museum Parkway, Herndon, VA 20171; sale on 12/23/15 of Condo Unit(s) 8-G, Phase 13, Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13619 Air and Space Museum Parkway, Herndon, VA, 20171, Sully District, 1,522 sq. ft. above grade 2 story condo ("Matisse"), 3 bedrooms, 2.5 baths, built 2015, building assessed in 2015 for \$273,260, (\$407,500 trust with NVR Mortgage Finance, Inc.), tax map 024-4-08-0008G; \$429,037 (24405/0803).

NVR, Inc., to Aasia Haque, 13625 Air and Space Museum Parkway, Herndon, VA 20171; sale on 12/23/15 of Condo Unit(s) 8-D, Phase 13, Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13625 Air and Space Museum Parkway, Herndon, VA, 20171, Sully District, 2,516 sq. ft. above grade 2 story condo ("Picasso"), 3 bedrooms, 2.5 baths, built 2015, building assessed in 2015 for \$294,920, (\$392,450 trust with NVR Mortgage Finance, Inc.), tax map 024-4-08-0008D; \$490,585 (24405/0779).

Neighborhoods VI, LLC, to Ashish & Shalaka Khot, 6509 Manor Ridge Court, Falls Church, VA 22043; sale on 12/23/15 of Lot 17, Crimmins Subdivision, 6,831.00 sq. ft., improved, SFD, zoned R-4, at 6509 Manor Ridge Court, Falls Church, VA, 22043, Dranesville District, new SFD, details n/a, land assessed in 2015 for \$522,000, (\$1,276,292 trust with First Heritage Mortgage, LLC), tax map 041-1-34-0017; \$1,595,410 (24405/0634).

LAH Woodlee, LLC, to Alberto & Nerys Portillo, 3713 Woodley Drive, Alexandria, VA 22309; sale on 12/28/15 of

Lot 37-A, Woodley Hills, 26,030.00 sq. ft., improved, SFD, zoned R-2, at 3713 Woodley Drive, Alexandria, VA, 22309, Mt. Vernon District, 5,740 sq. ft. above grade 2 story SFD w/ full basement, 7 bedrooms, 4.5 baths, built 2015, land assessed in 2015 for \$173,000, (\$636,446 trust with United Wholesale Mortgage), tax map 101-4-09-0037A; \$1,038,045 (24408/0824).

Mosaic Homes Associates, LLC, to Brett & Erica Hysinger, 8317 Looking Glass Way, Fairfax, VA 22031; sale on 12/28/15 of Lot 22, Mosaic at Merrifield Town Center, 848.00 sq. ft., improved, TH, zoned PDH-30, at 8317 Looking Glass Way, Fairfax, VA, 22031, Providence District, 1,906 sq. ft. above grade 2 story TH ("Bryant") w/ full basement, 3 bedrooms, 3.5 baths, built 2015, assessed in 2015 for \$781,190: land, \$258,000, building, \$523,190, (\$903,292 trust with Wells Fargo Bank), tax map 049-3-40-0022; \$1,004,775 (24407/1560).

Neighborhoods VI, LLC, to Michael & Mary Guarasci, 6505 Manor Ridge Court, Falls Church, VA 22043; sale on 12/28/15 of Lot 15, Crimmins Subdivision, 6,831.00 sq. ft., improved, SFD, zoned R-4, at 6505 Manor Ridge Court, Falls Church, VA, 22043, Dranesville District, 4,314 sq. ft. above grade 2 story SFD ("The Dartmouth") w/ full basement, 5 bedrooms, 5.5 baths, built 2015, land assessed in 2015 for \$522,000, (\$1,000,000 trust with First Republic Bank), tax map 041-1-34-0015; \$1,643,070 (24407/1440).

Pulte Home Corporation, to Lacy Wright Jr. & Jackie Wright, 2907 Bleeker Street #104, Fairfax, VA 22031; sale on 12/28/15 of Condo Unit(s) 3-104, Building 13, Phase 3, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 2907 Bleeker Street #104, Fairfax, VA, 22031, Providence District, 1,539 sq. ft. above grade 1 story condo ("B"), 2 bedrooms, 2 full baths, built 2015, building assessed in 2015 for \$453,650, (\$378,000 trust with Pulte Mortgage LLC), tax map 048-4-29-0104; \$585,070 (24407/2100).

U.S. Home Corporation, to Seema Kumar, 7309 Hayfield Road, Alexandria, VA 22315; sale on 12/28/15 of Lot 7, Subdivision of the Rich Property, 4,140.00 sq. ft., improved, SFD, zoned PDH-4, at 7309 Hayfield Road, Alexandria, VA, 22315, Lee District, 3,144 sq. ft. above grade 2 story SFD ("Carlyle") w/ full basement, 5 bedrooms, 4.5 baths, built 2015, assessed in 2015 for \$833,610: land, \$310,000, building, \$523,610, (\$624,000 trust with Universal American Mortgage Company, LLC), tax map 091-3-23-0007; \$780,000 (24407/0299).

D.R. Horton, Inc., to Kyong H. Propst, 7168 Lyndam Hill Circle, Lorton, VA 22079; sale on 12/29/15 of Lot 7, Section 2, Lyndam Hill, 5,046.00 sq. ft., improved, SFD, zoned PDH-8, at 7168 Lyndam Hill Circle, Lorton, VA, 22079, Mt. Vernon District, 2,631 sq. ft. above grade 2 story SFD ("Hampton") w/ full basement, 5 bedrooms, 3.5 baths, built

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2015, assessed in 2015 for \$647,400: land, \$185,000, building, \$462,400, (\$528,000 trust with DHI Mortgage Company), tax map 108-1-17-02-0007; \$660,000 (24410/0325).

Gulick Group, Inc., to Heather Sunhee Sim, 11442 Aidan Run Court, Great Falls, VA 22066; sale on 12/29/15 of Lot 16, Goepfert Property, 56,007.00 sq. ft., improved, SFD, zoned R-1, at 11442 Aidan Run Court, Great Falls, VA, 22066, Dranesville District, 5,666 sq. ft. above grade 2 story SFD ("Winthrop") w/ full basement, 5 bedrooms, 5.5 baths, built 2015, assessed in 2015 for \$2,101,140: land, \$461,000, building, \$1,640,140, (\$900,000 trust with Access National Bank), tax map 011-2-22-0016; \$2,050,000 (24408/1998).

NVP, Inc., to Michael & Darby Brasseur, 9405 Bettge Lake Court, Lorton, VA 22079; sale on 12/29/15 of Lot 4, Lake Hills, 42,131.00 sq. ft., improved, SFD, zoned R-1, at 9405 Bettge Lake Court, Lorton, VA, 22079, Springfield District, 4,722 sq. ft. above grade 2 story SFD ("Hamilton II") w/ full basement, 4 bedrooms, 3.5 baths, built 2014, assessed in 2015 for \$845,410: land, \$320,000, building, \$525,410, (\$1,000,000 trust with Navy Federal Credit Union), tax map 106-1-16-0004; \$1,000,000 (24409/2112).

NVR, Inc., to Prithvi Mariyappa Nagaraj and Beena Honnalagere Vijaychand, 3175 John Glenn Street, Herndon, VA 20171; sale on 12/29/15 of Lot 85, Discovery Square, 1,195.00 sq. ft., improved, TH, zoned PRM, at 3175 John Glenn Street, Herndon, VA, 20171, Sully District, 2,090 sq. ft. above grade 2 story SFD ("John Jacob Astor") w/ full basement, 4 bedrooms, 4.5 baths, built 2015, land assessed in 2015 for \$180,000, (\$445,740 trust with NVR Mortgage Finance, Inc.), tax map 024-4-07-0085; \$557,175 (24409/1534).

NVR, Inc., to Vinay Kasarapu, 13615 Air and Space Museum Parkway, Herndon, VA 20171; sale on 12/29/15 of Condo Unit(s) 8-J, Phase 13, Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13615 Air and Space Museum Parkway, Herndon, VA, 20171, Sully District, 1,522 sq. ft. above grade 2 story condo ("Matisse"), 3 bedrooms, 2.5 baths, built 2015, building assessed in 2015 for \$273,260, (\$340,800 trust with NVR Mortgage Finance, Inc. & \$63,900 trust with Fairfax County Federal Credit Union), tax map 024-4-08-0008J; \$426,000 (24409/1471).

NVR, Inc., to Sameer Pathak and Snehal BK, 13613 Air and Space Museum Parkway, Herndon, VA 20171; sale on 12/29/15 of Condo Unit(s) 8-K, Phase 13, Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13613 Air and Space Museum Parkway, Herndon, VA, 20171, Sully District, 2,516 sq. ft. above grade 2 story condo ("Picasso"), 3 bedrooms, 2.5 baths, built 2015, building assessed in 2015 for \$294,920, (\$404,700 trust with NVR Mortgage Finance, Inc. & \$75,900 trust with Fairfax County Federal Credit Union), tax map 024-4-08-0008K; \$505,905 (24409/1561).

NVR, Inc., to Karthikeyan Raganathan and Payal A.

Mehta, 13609 Air and Space Museum Parkway, Herndon, VA 20171; sale on 12/29/15 of Condo Unit(s) 8-M, Phase 13, Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13609 Air and Space Museum Parkway, Herndon, VA, 20171, Sully District, 2,516 sq. ft. above grade 2 story condo ("Picasso"), 3 bedrooms, 2.5 baths, built 2015, building assessed in 2015 for \$294,920, (\$386,150 trust with NVR Mortgage Finance, Inc. & \$48,100 trust with First-Citizens Bank & Trust Company), tax map 024-4-08-0008M; \$482,730 (24409/1615).

NVR, Inc., to Mark & Alisse Sargeant, 3177 John Glenn Street, Herndon, VA 20171; sale on 12/29/15 of Lot 86, Discovery Square, 1,195.00 sq. ft., improved, TH, zoned PRM, at 3177 John Glenn Street, Herndon, VA, 20171, Sully District, 2,090 sq. ft. above grade 2 story TH ("John Jacob Astor") w/ full basement, 4 bedrooms, 4.5 baths, built 2015, land assessed in 2015 for \$180,000, (\$624,461 trust with NVR Mortgage Finance, Inc.), tax map 024-4-07-0086; \$624,461 (24409/1655).

NVR, Inc., to Dominion A. Knight, 13605 Air and Space Museum Parkway, Herndon, VA 20171; sale on 12/29/15 of Condo Unit(s) 8-N, Phase 13, Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13605 Air and Space Museum Parkway, Herndon, VA, 20171, Sully District, 1,522 sq. ft. above grade 2 story condo ("Matisse"), 3 bedrooms, 2.5 baths, built 2015, building assessed in 2015 for \$273,260, (\$426,000 trust with NVR Mortgage Finance, Inc.), tax map 024-4-08-0008N; \$452,007 (24409/1681).

NVR, Inc., to Mahvash Mujahid, 13617 Air and Space Museum Parkway, Herndon, VA 20171; sale on 12/29/15 of Condo Unit(s) 8-H, Phase 13, Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13617 Air and Space Museum Parkway, Herndon, VA, 20171, Sully District, 2,516 sq. ft. above grade 2 story condo ("Picasso"), 3 bedrooms, 2.5 baths, built 2015, building assessed in 2015 for \$294,920, (\$456,010 trust with SunTrust Mortgage, Inc.), tax map 024-4-08-0008H; \$484,850 (24409/1504).

NVR, Inc., to Dustin Crosby and Britany Westphal, 3024 Westfall Place, Falls Church, VA 22042; sale on 12/29/15 of Lot 227, Section 3, West Lawn, 8,476.00 sq. ft., improved, SFD, zoned R-4, at 3024 Westfall Place, Falls Church, VA, 22042, Mason District, 1,820 sq. ft. above grade 2 story SFD, 4 bedrooms, 3 full baths, built 2015, assessed in 2015 for \$517,000: land, \$159,000, building, \$358,000, (\$461,600 trust & \$86,550 trust with United Nations Federal Credit Union), tax map 050-4-17-0227; \$577,000 (24409/1977).

Neighborhoods VI, LLC, to Rafael Aguilera and Sara Virasteh, 6519 Manor Ridge Court, Falls Church, VA 22043; sale on 12/29/15 of Lot 22, Crimmins Subdivision, 6,946.00 sq. ft., improved, SFD, zoned R-4, at 6519 Manor Ridge Court, Falls Church, VA, 22043, Dranesville District, 4,178 sq. ft. above grade 2 story SFD ("The Gainsborough") w/ full

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basement, 5 bedrooms, 5.5 baths, built 2015, land assessed in 2015 for \$522,000, (\$1,316,884 trust with First Heritage Mortgage, LLC), tax map 041-1-34-0022; \$1,646,105 (24409/1148).

Neighborhoods VI, LLC, to Phillip & Kimberly Kempf, 6507 Manor Ridge Court, Falls Church, VA 22043; sale on 12/29/15 of Lot 16, Crimmins Subdivision, 6,831.00 sq. ft., improved, SFD, zoned R-4, at 6507 Manor Ridge Court, Falls Church, VA, 22043, Dranesville District, 4,988 sq. ft. above grade 2 story SFD ("The Gainsborough") w/ full basement, 6 bedrooms, 6.5 baths, built 2015, land assessed in 2015 for \$522,000, (\$1,444,244 trust with First Heritage Mortgage, LLC), tax map 041-1-34-0016; \$1,805,305 (24409/1170).

Neighborhoods VI, LLC, to Christopher & Victoria Graves, 6517 Manor Ridge Court, Falls Church, VA 22043; sale on 12/29/15 of Lot 21, Crimmins Subdivision, 6,831.00 sq. ft., improved, SFD, zoned R-4, at 6517 Manor Ridge Court, Falls Church, VA, 22043, Dranesville District, 4,304 sq. ft. above grade 2 story SFD ("The Dartmouth") w/ full basement, 5 bedrooms, 5.5 baths, built 2015, land assessed in 2015 for \$522,000, (\$1,283,388 trust with First Heritage Mortgage, LLC), tax map 041-1-34-0021; \$1,604,235 (24409/1127).

Eleven Oaks LLC, to Abdulaziz Albrithen, 10933 Adare Drive, Fairfax, VA 22032; sale on 12/30/15 of Lot 14, Eleven Oaks, 2,217.00 sq. ft., improved, TH, zoned PDH-8, at 4364 High Oak Lane, Fairfax, VA, 22030, Braddock District, 2,565 sq. ft. above grade 2 1/2 story TH ("Gainsborough") w/ full basement, 4 bedrooms, 3 full baths, 2 half baths, built 2015, land assessed in 2015 for \$215,000, tax map 057-4-19-0014; \$822,800 (24412/1217).

Falls Gate Neighborhoods, LLC, to Rengcheng Si and Ruifang Hu, 3712 Powell Lane, Falls Church, VA 22041n; sale on 12/30/15 of Lot 2, Section 3, Ambrose Hills, 1,496.00 sq. ft., improved, TH, zoned R-12, at 3712 Powell Lane, Falls Church, VA, 22041, Mason District, 1,728 sq. ft. above grade 2 story TH ("Ladysmith") w/ full basement, 3 bedrooms, 2 full baths, 2 half baths, built 2015, land assessed in 2015 for \$123,000, (\$540,220 trust with First Heritage Mortgage, LLC), tax map 061-4-52-03-0002; \$675,275 (24411/2092).

Mosaic Homes Associates, LLC, to Christy I. Close and Matthew Hanlon, 8315 Looking Glass Way, Fairfax, VA 22031; sale on 12/30/15 of Lot 23, Mosaic at Merrifield Town Center, 738.00 sq. ft., improved, TH, zoned PDH-30, at 8315 Looking Glass Way, Fairfax, VA, 22031, Providence District, 1,590 sq. ft. above grade 2 story TH ("Aster") w/ full basement, 3 bedrooms, 3.5 baths, built 2015, assessed in 2015 for \$682,150: land, \$215,000, building, \$467,150, (\$491,100 trust with Potomac Mortgage Group, Inc.), tax map 049-3-40-0023; \$852,079 (24412/0104).

NVR, Inc., to Alison & Jakob Bloemhof, 3179 John Glenn Street, Herndon, VA 20171; sale on 12/30/15 of Lot 87,

Discovery Square, 1,542.00 sq. ft., improved, TH, zoned PRM, at 3179 John Glenn Street, Herndon, VA, 20171, Sully District, 2,244 sq. ft. above grade 2 story TH ("John Jacob Astor") w/ full basement, 4 bedrooms, 4.5 baths, built 2015, land assessed in 2015 for \$190,000, (\$525,200 trust with NVR Mortgage Finance, Inc. & \$65,000 trust with Lucinda McKay), tax map 024-4-07-0087; \$656,554 (24412/0052).

Neighborhoods VI, LLC, to Peter & Katherine Beaulieu, 16824 Doubleday Road, Centreville, VA 20120; sale on 12/30/15 of Lot 30, Phase 2, Sudley Farm, 218,227.00 sq. ft., improved, SFD, zoned RC, at 16824 Doubleday Road, Centreville, VA, 20120, Sully District, 5,216 sq. ft. above grade 2 story SFD ("Winslow Elev H") w/ full basement, 4 bedrooms, 6.5 baths, built 2015, assessed in 2015 for \$948,500: land, \$259,000, building, \$689,500, (\$550,000 trust with First Heritage Mortgage, LLC), tax map 052-3-02-0030; \$1,124,460 (24411/2033).

Novella Homes of Virginia, LLC, to Matthew & Liliana Lindsay, 6602 Beverly Avenue, McLean, VA 22101; sale on 12/30/15 of Lot 3, Block 9, Grass Ridge, 13,270.00 sq. ft., improved, SFD, zoned R-3, at 6602 Beverly Avenue, McLean, VA, 22101, Dranesville District, 3,948 sq. ft. above grade 2 story SFD ("The Charleston") w/ full basement, 5 bedrooms, 4.5 baths, built 2015, assessed in 2015 for \$1,618,320: land, \$384,000, building, \$1,234,320, (\$1,199,000 trust with First Savings Mortgage Corporation), tax map 030-4-08-09-0003; \$1,525,000 (24412/1258).

Richmond American Homes of Virginia, Inc., to Harold Kenneth Neely Jr., 4306 Johnson Court, Fairfax, VA 22030; sale on 12/30/15 of Lot 7, Johnson Crest, 0.05 acres, improved, TH, zoned RPD, at 4306 Johnson Court, Fairfax, VA, 22030, City of Fairfax, 2647 sq. ft. above grade TH, 2 full baths, 2 half baths, built 2015, assessed in 2015 for \$230,000: land, \$220,000, building, \$10,000, (\$399,999 trust with HomeAmerican Mortgage Corporation), tax map 57-3-22-007; \$699,999 (24411/1644).

Christopher at Avery Park, LLC, to Bishwambhar Adhikari and Sangeeta Shrestha, 3602 Mercedes Way, Fairfax, VA 22030; sale on 12/31/15 of Lot 2, Avery Park Subdivision, 0.15 acres, improved, SFD, zoned PD, at 3602 Mercedes Way, Fairfax, VA, 22030, City of Fairfax, 3147 sq. ft. above grade SFD, 4.5 baths, built 2015, assessed in 2015 for \$240,000, (\$738,212 trust with Academy Mortgage Corporation), tax map 47-3-13-002; \$922,885 (24413/1735).

Eleven Oaks LLC, to Jihua Lu, 10523 School Street, Fairfax, VA 22030; sale on 12/31/15 of Lot 3, Eleven Oaks, 0.08 acres, improved, SFD, zoned PDP, at 10523 School Street, Fairfax, VA, 22030, City of Fairfax, 2931 sq. ft. above grade SFD, 4.5 baths, built 2015, land assessed in 2015 for \$250,000, tax map 57-4-38-003; \$956,000 (24414/0266).

Kingston Royce Homes, LLC, to Juan & Elizabeth Font, 3834 Maple Hill Road, Fairfax, VA 22033; sale on 12/31/15

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of Lot 88A, Fairfax Farms, 53,627.00 sq. ft., improved, SFD, zoned R-1, at 3834 Maple Hill Road, Fairfax, VA, 22033, Providence District, 4,422 sq. ft. above grade 2 story SFD ("Strathmore II") w/ full basement, 5 bedrooms, 4.5 baths, built 2015, assessment n/a, (\$645,000 trust with George Mason Mortgage, LLC), tax map 046-4-02-0088; \$1,543,240 (24413/1795).

Mosaic Homes Associates, LLC, to John & Anne Sauerkacker, PO Box 639, Isle of Palms, SC, 29451; sale on 12/31/15 of Lot 25, Mosaic at Merrifield Town Center, 738.00 sq. ft., improved, TH, zoned PDH-30, at 8311 Looking Glass Way, Fairfax, VA, 22031, Providence District, 1,590 sq. ft. above grade 2 story TH ("Aster") w/ full basement, 3 bedrooms, 3.5 baths, built 2015, building assessed in 2015 for \$572,440, (\$450,000 trust with Potomac Mortgage Group, Inc.), tax map 049-3-40-0025; \$891,495 (24413/2112).

Mosaic Homes Associates, LLC, to Debleena Sengupta and Subhuman Mookerjee, 8313 Looking Glass Way, Fairfax, VA 22031; sale on 12/31/15 of Lot 24, Mosaic at Merrifield Town Center, 688.00 sq. ft., improved, TH, zoned PDH-30, at 8313 Looking Glass Way, Fairfax, VA, 22031, Providence District, 1,590 sq. ft. above grade 2 story TH ("Aster") w/ full basement, 3 bedrooms, 3.5 baths, built 2015, building assessed in 2015 for \$554,780, (\$350,000 trust with Potomac Mortgage Group, Inc.), tax map 049-3-40-0024; \$828,630 (24414/0202).

Neighborhoods VI, LLC, to Nina Y. Chin and Rosa Chin, 6620 Jessamine Lane, Annandale, VA 22003; sale on 12/31/15 of Lot 28, Callaway, 5,042.00 sq. ft., improved, SFD, zoned PDH-4, at 6620 Jessamine Lane, Annandale, VA, 22003, Mason District, 3,050 sq. ft. above grade 2 story SFD ("Westover") w/ full basement, 4 bedrooms, 4.5 baths, built 2015, land assessed in 2015 for \$245,000, (\$625,500 trust with First Heritage Mortgage, LLC), tax map 071-2-44-0028; \$854,462 (24413/2168).

Oakcrest Farms, LLC, to Brian Kearney and Angie Hegazi, 10508 Center Street, Fairfax, VA 22030; sale on 12/31/15 of Lot 18, Section 1, Willow Creek Estates, 40,262.00 sq. ft., improved, SFD, zoned R-1, at 3111 Whimbrell Court, Oakton, VA, 22124, Providence District, new SFD, details n/a, land assessed in 2015 for \$588,000, (\$1,575,000 trust & \$134,350 trust with Sandy Spring Bank), tax map 047-1-15-0018; \$726,000 (24414/0882).

Oakcrest Farms, LLC, to Christopher & Eileen Chan, 3103 Whimbrell Court, Oakton, VA 22124; sale on 12/31/15 of Lot 22, Section 1, Willow Creek Estates, 43,612.00 sq. ft., improved, SFD, zoned R-1, at 3103 Whimbrell Court, Oakton, VA, 22124, Providence District, 4,827 sq. ft. above grade 2 story SFD ("Davenport") w/ full basement, 5 bedrooms, 4.5 baths, built 2015, land assessed in 2015 for \$590,000, (\$650,000 trust with Wells Fargo Bank), tax map 047-1-15-0022; \$1,625,000 (24413/2018).

Pulte Home Corporation, to Sheema & Amina Merchant, 9521 Bastille Street #406, Fairfax, VA 22031; sale on 12/31/15 of Condo Unit(s) 2-406, Building 19, Phase 2, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 9521 Bastille Street #406, Fairfax, VA, 22031, Providence

District, 1,506 sq. ft. above grade 1 story condo ("G"), 2 bedrooms, 2 full baths, built 2014, assessed in 2015 for \$481,590: land, \$96,000, building, \$385,590, (\$200,000 trust with Pulte Mortgage LLC), tax map 048-3-52-0406; \$618,000 (24413/1071).

Pulte Home Corporation, to Jin Huang, 9521 Bastille Street #401, Fairfax, VA 22031; sale on 12/31/15 of Condo Unit(s) 2-401, Building 19, Phase 2, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH-16, at 9521 Bastille Street #401, Fairfax, VA, 22031, Providence District, 1,500 sq. ft. above grade 1 story condo ("A"), 2 bedrooms, 2 full baths, built 2014, assessed in 2015 for \$473,470: land, \$95,000, building, \$378,470, (\$527,048 trust with Pulte Mortgage LLC), tax map 048-3-52-0401; \$658,810 (24414/0171).

U.S. Home Corporation, to Eric & Joan Yarrell, 6620 Dublee Court, Lorton, VA 22079; sale on 12/31/15 of Lot 1, Leatherland Property, 36,036.00 sq. ft., improved, SFD, zoned R-1, at 6620 Dublee Court, Lorton, VA, 22079, Mt. Vernon District, 4,670 sq. ft. above grade 2 story SFD ("Chase") w/ full basement, 6 bedrooms, 5.5 baths, built 2015, land assessed in 2015 for \$269,000, (\$1,000,000 trust with Navy Federal Credit Union), tax map 099-4-13-0001; \$1,025,000 (24413/1265).

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Telephone: 703-450-5085
Fax: 703-450-0185
E-mail: gina@virginianewsletters.com
Gina McQuinn, Publisher and Editor

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