

Re/MAX Xecutex  
 2911 Hunter Mill Road  
 Oakton, Virginia 22124  
 (703) 281-1000

**Property Address:** 2659 Oakton Glen Drive, Vienna, VA 22182  
**Legal Subdivision:** Oakton Glen      **Tax Map No./ID #** 48- 1- 18--75 Lot 75  
**Legal Owner(s):** Marc A. and Sandra M. Simoncelli

**Selling Price:**      \$745,000

The Sales Price includes the following personal property and fixtures which shall be transferred free of liens: Any existing built-in heating and central air conditioning equipment, plumbing and lighting fixtures, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, smoke and heat detectors, TV antennas, exterior trees and shrubs and the items marked YES below as currently installed or offered:

Yes	No	Item	Yes	No	Item	Yes	No	Item	Yes	No	Item
	X	Stove	X		Disposer	X		Ceiling Fan(s) # 6	X		Alarm System
X		Cook top		X	Freezer	X		Washer <u>Not the one in the home</u>		X	Intercom
X		Wall Oven(s) #2		X	Window Fan(s)	X		Dryer <u>Not the one in the home</u>		X	Storage Shed(s)
X		Refrigerator(s) # 1		X	Window A/C Unit(s)	X		Furnace Humidifier	X		Garage Opener(s) # 2
	X	W/ice maker		X	Pool, Equip. & Cover	X		Electronic Air Filter	X		W/ remote(s) #2
X		Dishwasher		X	Hot Tub, Equip. & Cover		X	Central Vacuum		X	Playground Equip.
	X	Built-in Microwave	X		Satellite Dish and Equip.		X	Water Treatment Sys.		X	Wood Stove Insert
	X	Trash Compactor	X		Attic Fan(s)	X		Exhaust Fan(s)	X		Fireplace Screen/Dr's
X		Sump Pump	X		Window Treatments*						

**Other inclusions or exclusions: \*Master Bedroom, Living Room, Dining Room Draperies DO NOT CONVEY!**

**Water Supply:** Public    **Sewage Disposal:** Public    **Heating:** Electric

**Hot Water:** Electric    **Air Conditioning:** Electric

*Please note: All illustrations and dimensions are approximate and may vary from actual structure.*

**Living Room:** 20X12  
**Breakfast Area:** 10X10  
**Bedroom 2:** 14X10  
**Basement** 33X25

**Dining Room:** 13X11  
**Family Room:** 17X14  
**Bedroom 3:** 10X10  
**Full Baths:** 3

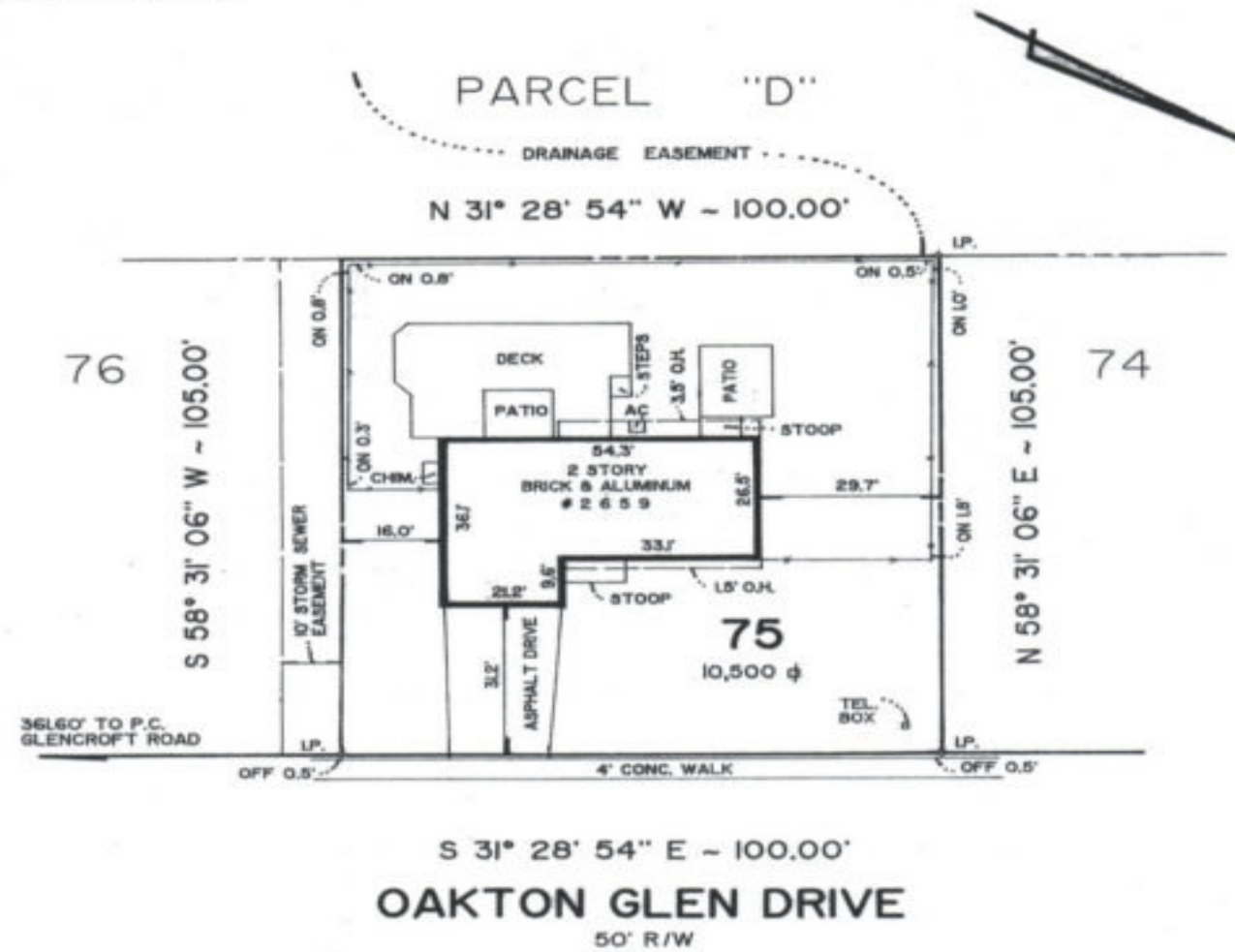
**Kitchen:** 12X11  
**Master Bedroom:** 16X14  
**Bedroom 4:** 10X10  
**Half Baths:** 1

**Schools:**    **Elementary:** Flint Hill    **Secondary:** Henry D. Thoreau    **High School:** James Madison



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NOTES :  
1. FENCES ARE FRAME PICKET.  
2. UTILITIES UNDER.



PLAT

SHOWING HOUSE LOCATION ON

LOT 75 SECTION I

**OAKTON GLEN**

FAIRFAX COUNTY, VIRGINIA

SCALE : 1" = 30'      JUNE 24, 1997

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

PLAT SUBJECT TO RESTRICTIONS OF RECORD.

TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

*Kenneth W. White*  
KENNETH W. WHITE ..... L.S.



CASE NAME:  
PASSMORE - SIMONCELLI

AVENUE SETTLEMENT CORPORATION

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