

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

Property Address: 15520 Royal Crescent Court, Dumfries, VA 22026

Legal Subdivision: **Tax Map No./ID # 82011**

Legal Owner(s): Terrence and Deborah McLain

Selling Price: \$479,500

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) # 2		X	Alarm System
	X	Cook top		X	Freezer	X		Washer		X	Intercom
	X	Wall Oven(s) #		X	Window Fan(s)	X		Dryer		X	Storage Shed(s)
X		Refrigerator(s) # 1	X		Window A/C Unit(s)		X	Furnace Humidifier		X	Garage Opener(s) #
X		W/ice maker		X	Pool, Equip. & Cover		X	Electronic Air Filter		X	W/ remote(s) #
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/Drs
X		Sump Pump	X		Window Treatments*						

Other inclusions or exclusions: Hot tub on lower patio conveys; Exercise Equipment conveys

Water Supply: Public **Sewage Disposal:** Public **Heating:** Electric/Heat Pump

Hot Water: Electric **Air Conditioning:** Electric/Heat Pump

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

Living Room: 13x12

Dining Room: 16x12

Kitchen: 9x12

Library Room: 10x14

Master Bedroom: 16x11

Bedroom 2: 10x11

Bedroom 3: 10x9

Recreation Room: 13x14

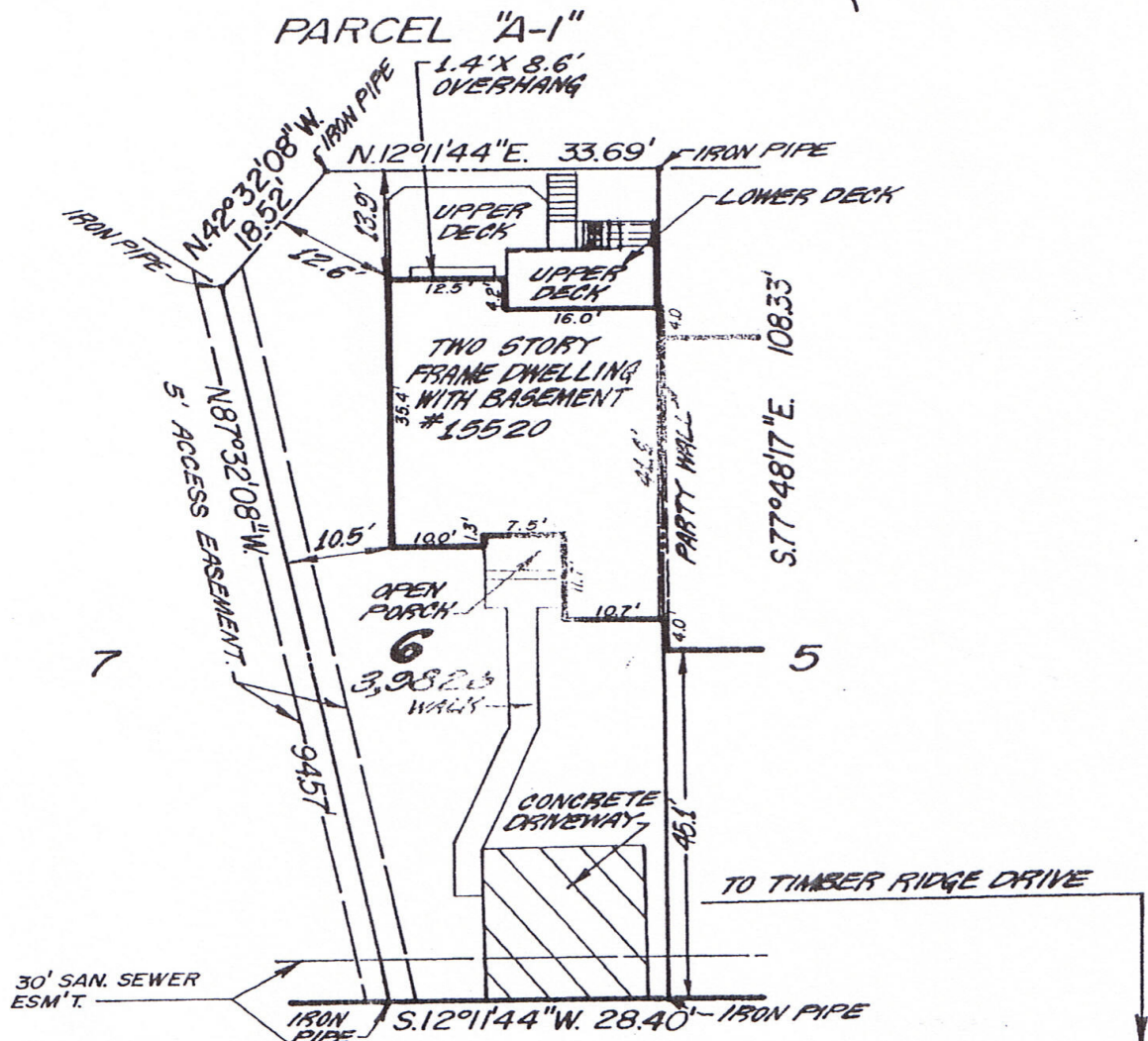
Den: 9x9

Breakfast Room: 8x10

Full Baths: 3

Half Baths: 1

Schools: **Elementary:** Henderson **Secondary:** Saunders **High School:** Forest Park



ROYAL CRESCENT COURT

PRIVATE STREET, PRIVATELY OWNED
& MAINTAINED BY HOMEOWNER'S
ASSOC.

HOUSE LOCATION SURVEY
LOT 6, SECTION 5D, PHASE 2

MONTCLAIR

DUMFRIES DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

Scale: 1"=20'

Date: APRIL 5, 2000

NO TITLE REPORT FURNISHED.

PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD
OR OTHERWISE.

FENCE LOCATIONS IF SHOWN ARE APPROXIMATE ONLY AND DO
NOT CERTIFY AS TO OWNERSHIP.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE
EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED
BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN,

CASE NAME:

BARTLETT TO MCCLAIN (L2003060)
MBH SETTLEMENT GROUP, L.C.

LARRY N. SCARTZ
CERTIFIED LAND SURVEYOR

NOTICE TO SELLER AND PURCHASER

DPOR 7/01/06