

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

Property Address: 9801 Oleander Avenue, Vienna, VA 22181
Legal Subdivision: Edgelea Woods **Tax Map No./ID #** 48-1-7-101
Legal Owner(s): Robert and Judith Hundley

Selling Price: \$599,000

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) # 5		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) # 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/Drs
X		Sump Pump		X	Window Treatments*						

Other inclusions or exclusions:

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

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

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

Living Room: 18x15

Dining Room: 11x10

Kitchen: 12x12

Family Room: 21x11

Master Bedroom: 12x12

Bedroom 2: 12x11

Bedroom 3: 11x10

Bedroom 4: 12x12

Basement 30x20

Full Baths: 2

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

WELCOME TO VIENNA, VIRGINIA

A History of Vienna, Virginia

The original Fairfax County Courthouse, built near the present Tysons Corner, likely marked the first European settlement in the Vienna area. Street names such as Old Courthouse Road and Lawyers Road still reflect that origin.

Perhaps the first settler within the present town limits was Colonel Charles Broadwater, a prominent colonial soldier and public servant, who owned much of the land in the region and built his home here in 1754.

In the 1760's John Hunter, a native of Ayr County in Scotland, married Col. Broadwater's daughter. Partly by marriage and partly by purchase, he succeeded Col. Broadwater as the area's principal landowner. It was John Hunter who built the first house of record within the town in 1767 and called it Ayr Hill after his native land. As the village grew, it assumed the name Ayr Hill, by which it was known for a hundred years.

Large estates were gradually lessened by sale or gifts. However, few houses were built in the village, and for a hundred years after the building of Ayr Hill there were scarcely more than eight houses in the town itself.

Prior to the 1850's, Moses Cummins, a prosperous northerner, brought to Ayr Hill a plow factory. These plows were the first iron-beamed plows made in the U.S. and were shipped far and wide before the Civil War.

1849 was known as the "year without a summer." The unseasonable weather brought considerable migration from the north to the milder climate of the Ayr Hill area.

In the late 1850's, a doctor named William Hendrick agreed to settle in Ayr Hill if its name were changed to that of Vienna, his hometown in upstate New York. The change was willingly made.

The railroad reached Vienna in 1858 and provided impetus for growth into a real village. Known then as the Loudoun & Hampshire, it started at Alexandria and was planned to extend to the rich coal fields of Hampshire County, but natural barriers and the Civil War prevented the materialization of this plan.

At this time, Vienna had one main road, known as the Old Georgetown Road, that twisted and turned to avoid mud holes and rocks.

When the Civil War broke out, Vienna became an alternate camping ground for the two contending forces. This was a confusing time for residents. It was hard to tell friend from foe, and the area changed hands so often that many families moved away for the duration of the war.

The fifth skirmish of the war, part of the First Battle of Manassas, took place near the Park Street railroad crossing where the Vienna Community Center now stands. This incident marked the first time in history a railroad was used tactically in battle.

A year or more after the war was over, troops were still encamped in the village and bugle calls awakened residents at an early hour.

Within the next three years, many northern families moved into and around Vienna. These new residents were not carpetbaggers or office seekers, but were attracted to make Vienna their permanent home because of its milder climate, the fertility of its soil, and its nearness to the nation's capital.

BRIGHTLEA DRIVE

50' R/W

A=70.97'

S 06° 41' 10" E

R=880.00'

4' WALK

150.1'

R=25.00'
A=39.21'

S 89° 14' 13" W
0.6'
101
13418 #

SPLIT RAIL FENCE

104.86' APPROVED

James W. Quinn
Zoning Administrator

30.2'

28.6'
20.6'
AC. CH.
23.5'
PATIO
21.10'
SPLIT LEVEL
BRK. # ALLUM.
7801
44.1'
STP
16' 04"

CONCRETE DRIVE

20.3'
22.3'
26.0'

0.8'

N 06° 41' 10" W

101

N 83° 18' 50" E

84.00'

OLEANDER AVENUE

DEM
Division of
Inspection Services
Approved for

Repair East Porch / Build Screen Porch

By *1/10C*
Date *11-8-53*

SHOWING HOUSE LOCATION ON
LOT 101

PLAT

FOOTINGS AND PIERS MUST BE PLACED
ON COMPETENT MATERIAL

EDGELEA WOODS
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20'

SEPT. 17, 1988

THIS PROPERTY IS NOT LOCATED IN A
H.U.D. DESIGNATED FLOOD HAZARD ZONE.