

Property Type:
Single Family

Bedrooms:
4

Bathrooms:
3.5

Location:
Manassas

Lot Size:
1.07

Year Built:
1989



Live...Entertain...Enjoy

Picture this... relaxing at your country home on your front porch that wraps around the house. Maybe your entertaining guests on your two tiered deck over looking 1 acre of land & woods. You will love living in this home also! Updated Kitchen & Bathrooms, Custom walk-in closet, 3 fireplaces, New AC units, roof, & garage doors, Close to Occoquan river for boating, 4bd /3.5 bath with possible 5th bedroom.

List Price
\$475,000

Address
**10796 Avondale Drive, Manassas,
VA 20111**

MLS Number
PW7676991



Keller Williams Realty

Nate Johnson

Real Estate Consultant
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Keller Williams Realty
14155 Newbrook Dr Ste 100
Chantilly, VA 20151

10796 Avondale Dr. Manassas, VA 20111

MetLife

Price: \$475,000

10796 Avondale Dr. Manassas, VA 20111



FHA 30 Year Fixed

| | |
|----------------------------------|--------------------|
| Fixed Term | 360 |
| Min. FICO | 620 |
| APR* | 4.53% ¹ |
| Interest Rate | 4.375% |
| Lender Credit[†] | 0 |
| Origination Fee | 0% |
| Down Payment | 3.50% |
| Loan Amount | \$462,958 |
| Est. Closing Costs | \$17,100 |
| Est. Cash to Close | \$29,129 |
| Monthly P & I | \$2,311 |
| Monthly Taxes | \$400 |
| Monthly Hazard Ins | \$75 |
| Monthly Mtg. Ins | \$436 |
| Monthly HOA Dues | \$0 |
| Est. Mth. Payment | \$3,222 |

Conforming Plus 30 Year

| | |
|----------------------------------|--------------------|
| Fixed Term | 360 |
| Min. FICO | 740 |
| APR* | 4.58% ¹ |
| Interest Rate | 4.375% |
| Lender Credit[†] | 0 |
| Origination Fee | 0% |
| Down Payment | 10% |
| Loan Amount | \$427,500 |
| Est. Closing Costs | \$12,343 |
| Est. Cash to Close | \$59,843 |
| Monthly P & I | \$2,134 |
| Monthly Taxes | \$400 |
| Monthly Hazard Ins | \$75 |
| Monthly Mtg. Ins | \$178 |
| Monthly HOA Dues | \$0 |
| Est. Mth. Payment | \$2,787 |

Conforming Plus 30 Year

| | |
|----------------------------------|---------------------|
| Fixed Term | 360 |
| Min. FICO | 740 |
| APR* | 4.276% ¹ |
| Interest Rate | 4.25% |
| Lender Credit[†] | 0 |
| Origination Fee | 0% |
| Down Payment | 20% |
| Loan Amount | \$380,000 |
| Est. Closing Costs | \$11,950 |
| Est. Cash to Close | \$106,951 |
| Monthly P & I | \$1,869 |
| Monthly Taxes | \$400 |
| Monthly Hazard Ins | \$75 |
| Monthly Mtg. Ins | \$0 |
| Monthly HOA Dues | \$0 |
| Est. Mth. Payment | \$2,344 |

Robert Rhodes

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For the if in life.®

*The examples provided in the scenario are fixed-rate, fully amortizing loans on a primary residence. Interest Rate and terms effective as of date of Open House and subject to loan underwriting approval. Please ask your MetLife Home Loans Mortgage Consultant for additional mortgage products that are available.

[†]Lender Credit applies to direct originations made by MetLife Home Loans and is not available on loans obtained through mortgage brokers. Credit only applies to first mortgage purchase or refinance transactions, excluding reverse mortgage products. Information is accurate as of the date of printing and offer is subject to change without notice. Credit to reflect on HUD-1 at closing.

All loans subject to approval. Certain conditions and fees apply. Mortgage financing provided by MetLife Home Loans, a division of MetLife Bank, N.A. Equal Housing Lender. ©2010 METLIFE, INC. L0910132520[exp1011][All States][DC] 476351



Kitchen with granite countertops, stainless steel appliances & new cabinets.



- ⇒ *Recessed Lighting*
- ⇒ *Hardwood Floors*





⇒ *Family Room features new carpet, custom brick fireplace, recessed lighting and ceiling fan*





- ⇒ *Master Suite with walk through closet to the bathroom*
- ⇒ *Ceiling Fan*

- ⇒ *Custom Walk-In Closet*
- ⇒ *Hardwood Floors*
- ⇒ *Skylight*



⇒ *Wrap Around Porch*

⇒ *Ceiling Fans*



⇒ *Two Tiered Deck*

⇒ *Custom Made Playground*

⇒ *Decorative Well*

⇒ *Walkout Basement*

⇒ *3 Year Old Roof*

⇒ *2 New AC units*

⇒ *Over 1 acre of land*

⇒ *Professionally Landscaped*

⇒ *Master Bath includes Dual Custom Vanity Sinks and Soaking Tub*





⇒ *Basement features fireplace / updated full bathroom / 2 storage rooms / 2 unfinished rooms (possible 5th bedroom) / walkout basement to the backyard/ recessed lighting / plenty of sunlight*



⇒ Main Level Includes Hardwood floors, Crown Molding and Recessed Lighting

⇒ Living Room with Fireplace



⇒ Foyer with tile flooring

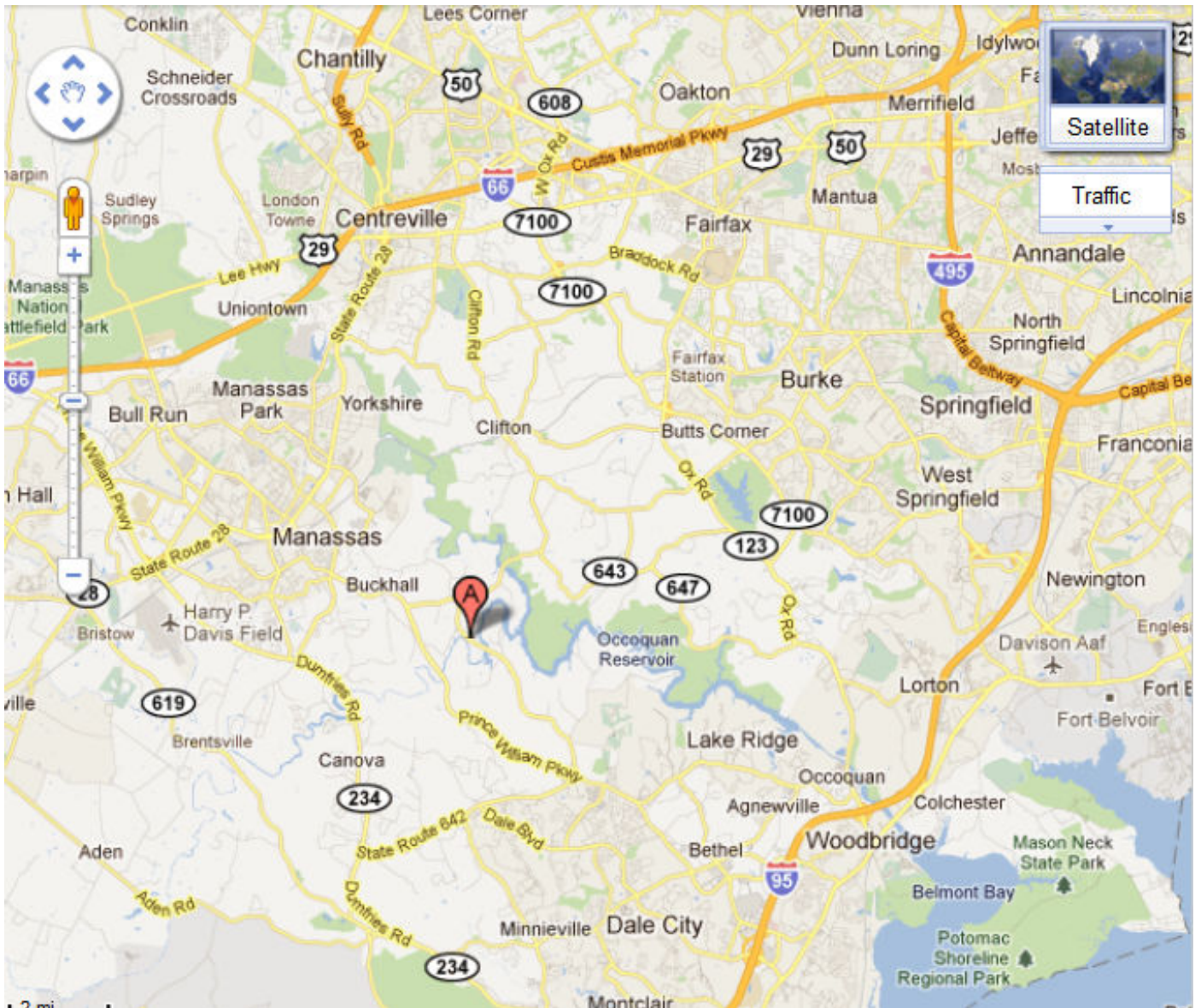


⇒ Den/Office with built in bookshelf

⇒ Dining Room



⇒ Conveniently located on the edge of Prince Williams County and Fairfax County



⇒ 10 Minutes to Clifton or the heart of Manassas, 20 minutes to Centreville. 15 Minutes to Potomac Mills

Special Features

- | | | | |
|---------------------|--|-----------------------------|-----------------------------|
| ⇒ 4 bd / 3.5 Bath | ⇒ Updated Kitchen with granite countertops and stainless steel appliances and cherry cabinets. | ⇒ Walk Out basement | ⇒ 3 Custom Brick Fireplaces |
| ⇒ Wrap Around Porch | ⇒ Large Custom Walk-In Closet | ⇒ 3 Year Old Roof | ⇒ Den/Office on Main Floor |
| ⇒ Two Tiered Deck | ⇒ Master Bath Soaking Tub, Shower, Dual Sinks | ⇒ New AC Units | ⇒ Professionally Landscaped |
| ⇒ Over 1 acre | | ⇒ Decorative Well | ⇒ Updated Bathrooms |
| ⇒ Custom Playground | | ⇒ Professionally Landscaped | ⇒ New Garage Doors |
| ⇒ Hardwood Floors | | | |
| ⇒ Recessed Lighting | | | |