



NELLIS GROUP

Property Information Sheet

Property Address: 5433 BRADDOCK RIDGE DRIVE

Builder Name: RYLAND HOMES Model: CHESTERFIELD

Mailbox # (if applicable): Parking Space(s) (if applicable):

Floor Plan Available: Yes | No Plat Available: Yes | No

Homeowners | Condo Association

Name: BRADDOCK RIDGE HOA

Phone/Website: 703-437-5800 twcmanagement.com

Included with HOA/Condo Fees: \$220

HOA/Condo Amenities: Common Area (Playground)

Estimated Age of (Month/Year):

Roof: 1996 HVAC: 2003 Water Heater: 2011 Stove: 2004/2022 Disposal: 2004

Refrigerator: 2004 Dishwasher: 2011 Carpet/Flooring: 2016/2022

Washer/Dryer: 2022/2015 Last Painted: Indoor: 2022 Outdoor: 2022

Well: Septic: OTHER:

Utilities (Please state company for each):

Electric: NOVEC Gas: WASHINGTON GAS Water: FAIRFAX COUNTY WATER AUTHORITY Sewer: FAIRFAX COUNTY WATER AUTHORITY Trash: AMERICAN Cable: VERIZON

Pest Control Policy:

Company: CENTURY TERMITES + PEST CONTROL (SENTRICON SYSTEM FOR TERMITES) Phone: 703-904-1813

SPECIAL FEATURES LIST

1. 4 Bedrooms, 2.5 baths
2. Kitchen with granite countertops, stainless steel appliances, island
3. Gas fireplace in family room
4. Screened-in back porch and deck
5. Tons of storage: large bedroom closets, and 4 large built-in closets in the basement
6. Front porch
7. Backyard garden and shed
8. Fully fenced in back yard
9. Stone edging in front yard border gardens
10. Updated Master Bathroom
11. Formal living room and dining room
12. New light fixtures and ceiling fans in most rooms
13. Basement office and workshop space
14. 2 car garage
15. Half bath on main level
16. Two storage lifts in the garage
17. Cedar closet in basement
18. Built-in sound system in family room and kitchen

Costs and Dates Where Possible

1. Major kitchen and family room renovation (2004) - \$60,000
2. Remodeled 2nd floor hall bath and master bathroom (2022) - \$10,000
3. Washing machine (2022) - \$700
4. Replaced all igniters and burners on cooktop (2022) - \$1,200
5. Floor upgrades
 1. Hardwood (1st level, 2nd level master bedroom, 2nd level hallway) (2016) - \$15,000
 2. LVP (Basement) (2016) - \$4,000
 3. Carpeting (2nd level bedrooms) (2016) - \$3,000
 4. Carpeting (family room and stairs) (2022) - \$2,000

Community Features

1. Two playgrounds within walking distance
2. Elementary, middle, and high schools < 3 miles
3. Grocery store and other retail within walking distance
4. Restaurants and entertainment < 2 miles
5. Eleanor C. Lawrence Park with hiking trails and family activities
6. Minutes from access to Rte 28, I-66 and Rte 50