

Welcome to Layton Court



*Wonderful spacious
3 bedroom, 2 1/2 bath
townhouse in the heart of
Fairfax City*

*Walk to parks, shops, res-
taurants*

*Sunny eat-in kitchen with
2 pantries*

Covered parking

***3888 University Dr
Fairfax, Virginia 22030
\$459,000***

View additional photos at www.3888UniversityDr.com



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Information deemed reliable but not guaranteed



PERTINENT INFORMATION

3888 University Drive

Fairfax, VA 22030

Owners: Carl & Ruth Friberg

Year Built: 1969

Size: 2,400 sq. ft

Taxes: \$3,660 (2007)

HOA Fee: \$87/month (paid annually)

Schools: Daniels Run Elementary, Lanier Middle, Fairfax High School

CONVEYANCES

Yes	No		Yes	No		Yes	No		Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stove or Range	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s) #2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alarm System
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cooktop	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Intercom (AS IS)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall Oven	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage Shed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator #2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window A/C Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Furnace Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garage Opener
<input type="checkbox"/>	<input checked="" type="checkbox"/>	w/ice maker	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool & Equip	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electronic Air Filter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	w/ Remote
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hot Tub & Equip	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central Vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Playground Equip
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shades and or Blinds	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Stove
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window Treatments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exhaust Fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fireplace Screen

Other inclusions or exclusions: none

WATER, SEWER, HEATING, AND CENTRAL AIR CONDITIONING (Check all that apply)

Water Supply: Public Well Other **Hot Water:** Oil Gas Elect

Sewage Disposal: Public Septic Other **Air Conditioning:** Gas Elect Heat Pump

Heating: Oil Gas Elect Heat Pump

Special Features

Main Level

- Beautiful hardwood floors
- Spacious eat-in kitchen
- 2 large pantries
- New Duro-Stone kitchen floor
- Wood Plantation shutters
- New carpeting on stairs

Upper Level

- Hardwood floors throughout
- Master Bedroom with walk-in closet
- Master Bath
- Bedroom #2, with charming window seat
- Bedroom # 3
- Extra storage space in attic plus attic fan

Lower Level

Spacious Rec Room with wood-burning fireplace

- 4th Bedroom/Office/Den
- Half Bath
- Laundry Room—Washer and Dryer new 2007
- Anderson Sliding glass door opens to private patio

Recent Updates

2008: New carpeting on stairs
New light fixtures in kitchen, hallways, baths
New intercom
Master bath exhaust fan

New washer and dryer—2007
New Durostone Kitchen Floor—2006
New sink faucets in Master Bedroom—2006
New storm windows in Master Bedroom—2006
New Patio steps—2005
New Heat Pump—2004
Garbage Disposal—2001

Exterior

- Landscaped flagstone patio with low-maintenance perennial plantings
- Garden shed
- Covered Parking—one-car carport

Community Features

Fabulous location in the heart of Fairfax City!

- Wonderful Olde Fairfax Mews/Layton Court Mews neighborhood
- Walk to playground and park
- Walk to library, shops and restaurants
- Plenty of visitor parking

CUE Bus to Vienna Metro station and George Mason University