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Status: ACTIVE

Foreclosure: No

MLS#: PG7117575

Postal City: Bowie

Class: Residential

Listing Type: Excl. Right

Legal Subdiv: VISTA GARDENS

Advertised Subdiv: VISTA GARDENS

Model Name:

Tax ID: 17133140217

Age: 7

Style: Colonial

Auction: No

Address: 4203 LAVENDER LN

County/State: PRINCE GEORGES, MD

Election District: 13

Inc. City/Town:

List Price: \$254,900

Potential Short Sale: No

Zip Code: 20720-4285

Ownership: Fee Simple, Sale

Old Map: MAP4U

Area:

Tax Year: 2008

Tot Sqft - Fin: 0

TH Type: Interior

TBM Map:

Lot AC/SF: 0.04/1,800

HOA Fee: \$65.00/ Monthly

C/C FEE: /mo pd

Levels: 3

Fireplaces: 0

INTERIOR

	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
Bedrooms:	3	0	3	0	0	0	ES:
Full Baths:	2	0	2	0	0	0	MS:
Half Baths:	1	0	0	0	1	0	HS:

Room List:

Room	Dimension	Level	Flooring	Fireplace
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Main Entrance:

Interior Style:

Dining/Kitchen: Kit-Dining Combo, Kit-Island

Appliances:

Amenities:

Property Condition:

Security:

Windows/Doors:

Walls/Ceilings:

Basement (Y/N): Yes

Basement Type: Daylight, Full, English, Front Entrance, Fully Finished, Walkout Level

Basement Entrance: Connect Stair, Front Entrance, Outside Entrance, Rear Entrance

Handicap: Other

Unit Description:

R-Factor Basement:

Tot Sqft - Fin: 0

R-Factor Ceiling:

Above Grade Fin/Unfin: /

House Dimensions:

R-Factor Walls:

Below Grade Fin/Unfin: /

DIRECTIONS: Martin Luther King Hwy to Lottsford Vista Rd to Vista Glory Dr to Lavender Lane.

AGENT REMARKS: Agents: Pls email joe@dynamicduo-llc.com or call 703-436-4621 for combo**Price well below market for quick sale.

This is a privatized sale-NOT FORECLOSURE OR SHORT SALE**

Residential

Full Listing

24-Jul-2009

4203 LAVENDER LN, BOWIE, MD 20720-4285

12:01 am

INTERNET REMARKS: Gorgeous colonial style townhouse offering 3 bedrooms, 2.5 baths, 1 car garage with 3 lvl of above grade living. Home has been well kept and shows very well.

EXTERIOR

New Construction: No	Builder Name:	Lot Sqft: 1,800
Buiding Sites/Lots:	Lot Dimensions:	Lot Acreage: 0.04
Soil Type:		Total Units:
Exterior:		
Exterior Construction: Brick and Siding, Brick Front		
Lot Description:		
Other Structures:		
Roads:		
Roofing:		
Topography:		
Transportation:		
View Exposure:		
Transfer Development Rights:	Wooded Acres:	Fenced Acres:
PARKING: Drwy/Off Str, Garage		
Type of Garage: Attached, Front Loading Garage	# Garage Spaces: 1	# Assigned Spaces:
Type of Carport:	# Carport Spaces:	
Parking Block/Square:	Parking Inc in List Price: Yes	Parking Lot:
Parking Space #:	Parking Inc in Sale Price:	

UTILITIES

Heating System: Forced Air	Heating Fuel: Natural Gas
Cooling System: Central A/C	Cooling Fuel: Electric
Hot Water: Electric	Sewer/Septic: Public Sewer
Water: Public	Metering:
TV/Cable/Comm:	

FARM: No

WATER: No

VACATION: No

FINANCIAL INFORMATION

Earnest Money:	Other Fees:	Other Pmt Freq:	County: \$3,433
City/Town:	Refuse: \$20.21	Front Foot Fee:	Water/Swr Hook-up:
Total Taxes: \$4,918	Land: \$70,000	Improvements: \$225,050	Yr Assessed: 2009
Tax Year: 2008	Special Tax Assess: \$1,464	Tot Tax Assessment: \$295,050	Tap:
Investor Ratio:	Agricultural District:	Year Renovated:	Year Converted:
Project Approved:			
Possession: Settlement			
Tenants Rights:			
Current Financing/Loan:			
New Financing:			
Cash to Assume:	Owner/Private Finance:	Interest Rate:	Years:
Amortized Years:	Balloon- # of Years:	Annual Rent Income:	Rental Year:
Special Assessment:	Remaining Yrs:	Special Assessment 2:	Remaining Yrs:
Condo/Coop Fee: per month -- Frequency:			HOA Y/N: Yes
HOA Fee: 65.00 -- Frequency: Monthly			
HOA/Condo/Coop Community Amenities:			
HOA/Condo/Coop Rules:			
HOA/Condo/Coop Fees Include:			
HOA/Condo/Coop Management:			

LEGAL INFORMATION

Lot: 220	Block/Square: B	Section:	Phase:
Parcel Number:	Liber #: 29488	Folio #: 216	Zoning Code: RT
Master Plan Zoning:	Historic Designation ID:		Tax Map #:
Contract Info: Other			
Disclosures: Other			
Documents:			
Special Permits:			

Residential

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12:01 am

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT NFO

Owner 1 Name: Call Joe

Showing Contact 1: JOE CORREY

Home #:

Home #: (703) 436-4621

Monthly Rent:

Office #:

Office #:

Lease Exp. Date:

Show Instructions: Call 1st-Contact, Lockbox-Comb, Vacant

Show Time: -

Show Days:

LISTING AGENT/BROKER/COMPENSATION

Listing Agent: WAYNE LI , ID: 76521

Cell Phone: (202) 361-8384

Agent Office: (703) 752-3700

Agent Email: wayne@affordablereos.com

Home: (202) 361-8384

Pager:

Home Fax: (703) 752-3701

Voice Mail: (202) 361-8384 x

Broker Name: Fairfax Realty, Inc., FXR14

Address: 7611 Little River Tpke Ste 101, Annandale, VA 22003

Office: (703) 752-3700

Fax:

Sub-Agent Comp: 4

Dual Agency: Yes

Buyer-Agent Comp: 4

Variable Rate Comp: No

Add'l Comp:

Desg Rep: Yes

List Date: 23-Jul-2009

Orig Price: \$254,900

Photo Option: Lister will Submit All

Update Date: 23-Jul-2009

Prior LP:

Update Type: NEW

Days on Mkt MLS:: 1

Total Photos: 1

Off Mkt Date:

Days on Mkt Property: 1

Advertising: IDX-PUB

SOLD/LEASED INFORMATION

Property Address: 4203 LAVENDER LN, BOWIE MD 20720 4285

Legal Subdiv/Neighborhood: VISTA GARDENS
Incorporated City:

Condo/Coop Project:
Phone #: Absent Owner: No
Company Owner:
Care of Name:

Owner Name: BRYAN K GARDNER
Addtnl:

MAILING ADDRESS: 4203 LAVENDER LN, BOWIE, MD 20720 4285

LEGAL DESCRIPTION: IMPS

Mag/Dist #: 13	Lot: 220	Block/Square:B	
Election District: 13	Legal Unit #:	Grid: B1	Tax Map:
Section:	Subdiv Ph:	Addl Parcel Flag/#:	Map: 53
Map Suffix:	Suffix:	Parcel:	Sub-Parcel:
Historic ID:	Agri Dist:	Plat Folio: 216	Plat Liber: 29488

Tax Year 2008

Total Tax Bill: \$4,918	City Tax:	Tax Levy Year: 2008
State/County Tax: \$3,433	Refuse: \$20	Tax Rate: 1.07
Spec Tax Assmt: \$1,464	Homestd/Exempt Status:	
Front Foot Fee:	Mult. Class:	

ASSESSMENT

<u>Year Assessed</u>	<u>Total Tax Value</u>	<u>Land</u>	<u>Improvement</u>	<u>Land Use</u>
2009	\$295,050	\$70,000	\$225,050	
2008	\$320,250	\$70,000	\$250,250	
2007	\$275,862	\$60,000	\$127,090	

DEED Deed Liber: 29488

Deed Folio: 216

<u>Transfer Date</u>	<u>Price</u>	<u>Grantor</u>	<u>Grantee</u>
20-Mar-2008	\$0	LAVENDER LANE LAND TRUST	GARDNER, BRYAN K
28-Feb-2008	\$274,572	DUPREE, MELICIA A	LAVENDER LANE LAND TRUST
20-Mar-2008	\$0	LAVENDER LANE LAND TRUST	GARDNER, BRYAN K

PROPERTY DESCRIPTION

Year Built: 2002	Zoning Code: RT	Census Trct/Blck: 803,516/1007
Irregular Lot:	Square Feet: 1,800	Acreage: 0.04
Land Use Code: Residential	Plat Liber/Folio: 29488/216	Property Card:
Property Class:TH	Quality Grade: AVERAGE	Road Description:
Zoning Desc: RESIDENTIAL TOWNHOUSE	Xfer Devel.Right:	Road Frontage:
Prop Use: TOWN HOUSE	Site Influence:	Topography:
Building Use:		Sidewalk:
Lot Description:		Pavement:

STRUCTURE DESCRIPTION

	<u>Section 1</u>	<u>Section 2</u>	<u>Section 3</u>	<u>Section 4</u>	<u>Section 5</u>
Construction:	Frame	Frame			
Story Type:	2B	2			
Description:					
Dimensions:					
Area:	1,440	40			
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall:		Style:		Year Remodeled:	
Stories: 2B		Units: 1		Model/Unit Type: TOWNHOUSE CENTE	
Total Building Area:			Living Area: 1,480	Base Sq Ft: 740	
Patio/Deck Type:	Sq Ft:		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type:		Fireplaces:	
Bedrooms:		Bsmt Type: Not Specified		Garage Type: Undergnd/Bs	
Full Baths: 0		Bsmt Tot Sq Ft: 740		Garage Const.:	
Half Baths: 0		Bsmt Fin Sq Ft:		Garage Sq Ft: 300	
Baths: 0.00		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms: BASEMENT ROOM			Air Conditioning: Combined System		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Forced Air		Sewer:	Fuel:	
Electric:	Water:		Underground:	Walls:	

Tax Record Updated : 28-Mar-2009

Courtesy of: Wayne Li
Home: (202) 361-8384 Office: (703) 752-3700
Cell: (202) 361-8384 Email: wayne@affordablereos.com
Company: Fairfax Realty, Inc.
Office: (703) 752-3700 Fax:

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Accuracy of square footage, lot size and other information is not guaranteed.

