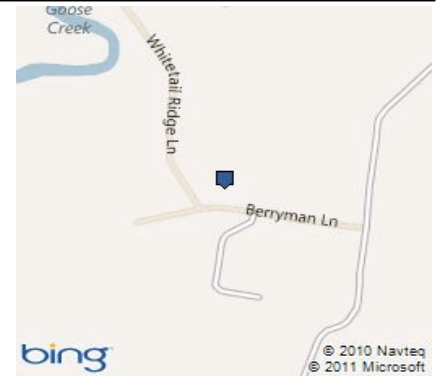


**Residential Synopsis - Agent**  
**37628 BERRYMAN LN MIDDLEBURG, VA 20117-3224**

**Status:** ACTIVE  
**List Price:** \$639,000  
**Ownership:** Fee Simple - Sale  
**BR/FB/HB:** 4/3/0  
**Lot AC/SF:** 3.56 / 155,074.00  
**Lvls/Fpls:** 2 / 2  
**Tot Fin SF:** 0  
**Tax Living Area:** 2,056  
**Year Built:** 1959  
**Total Tax:** \$7,647  
**Tax Yr:** 2011  
**Ground Rent:**  
**Style:** Raised Rambler  
**Type:** Detached



**Foreclosure:** No  
**Legal Sub:** Mountville  
**Adv. Sub:** Berryman Tract  
**Model:**

**Auction:** No  
**HOA Fee:** /  
**C/C Fee:** /  
**Other Fee:** /  
**C/C Proj Name:**

**Potential Short Sale:** No  
**Tax Map:** 74- - - -12A  
**Liber:**  
**Folio:**  
**Parcel:**  
**Block/Square:**  
**Lot:** 1  
**ADC Map:** XXXX      **Area:**

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	4	3	0	0	1	0	ES:
FB:	3	2	0	0	1	0	MS:
HB:	0	0	0	0	0	0	HS:

<b>Master Bdrm:</b>	Main	<b>Fifth Bdrm:</b>		<b>Rec Rm:</b>		<b>Othr Rm 3:</b>	Lower 1
<b>Master Bdrm 2:</b>		<b>Living Rm:</b>	Main	<b>Den:</b>	Main	<b>Foyer :</b>	
<b>First- Bdrm:</b>	Main	<b>Dining Rm:</b>	Main	<b>Library:</b>		<b>Garage:</b>	
<b>Second Bdrm:</b>	Main	<b>Kitchen:</b>	Main	<b>Sitting:</b>		<b>Carport:</b>	
<b>Third Bdrm:</b>		<b>Brkfast Rm:</b>		<b>Othr Rm 1:</b>	Lower 1	<b>Unfinished:</b>	
<b>Fourth Bdrm:</b>	Lower 1	<b>Family Rm:</b>		<b>Othr Rm 2:</b>	Lower 1		

**Exterior:**  
**Exterior Const:** Brick  
**Other Structures:** Barn/Stable  
**Lot Desc:**  
**Basement:** Yes, Connecting Stairway, Daylight, Full, Fully Finished, Heated, Outside Entrance  
**Parking:** Covered Parking, Garage, Garage Door Opener, Aspha  
**Heating System:** Forced Air  
**Water:** Well  
**Cooling System:** Central A/C, Whole House Fan  
**Sewer/Septic:** Sept<# of BR, Septic  
**Appliances:**  
**Amenities:** Attach Mstr Bath, Attic-Floored, Attic-Storage Only, Attic-Strs Pull Dwn, Auto Gar Dr Opn, Bath Ceramic Tile, Built-in Bookcases, Crown Molding, Drapery Rods, Drapes/Curtains, Flue for stove, FP Mantels, FP Screen, MBA/Sep Shwr, MBR-BA Full, Master Walk-in Closet, Sauna, W/W Carpeting, Washer/Dryer Hookup, Water Closet, Wood Floors

**Exposure:**  
**Roofing:** Shingle-Asphalt  
**Gar/Crpt/Assgd Spaces:** 2//  
**Heating Fuel:** Natural Gas  
**Hot Water:** Electric  
**Cooling Fuel:** Electric  
**Soil Type:**

**HOA/C/C Amenities:**  
**List Date:** 17-Oct-2011      **Update Date:** 30-Nov-2011      **DOM-MLS:** 50      **DOM-Prop:** 50  
**Remarks:** Perfect Middleburg location - 4BR, 3FB home on 3.5 acres. Protected by surrounding large farms on all sides, 2 stall barn, both horse and invisible dog fencing around entire property. Partially remodeled with fabulous views. Hot tub slab and hook up with sauna inside. 3000+ sq. ft. 3 miles to Middleburg and just that much closer to DC without comprising quality of life - a must see  
**Directions:** From Middleburg Route 50 East to left on Sam Fred. Go down Sam Fred 2.8 miles to left on Berryman to first drive on right.

**Show Instructions:** Call 1st-Lister, All Days, Friday, Monday, Saturday, Sunday, Thursday, Tuesday, Wednesday, -  
**Listing Co:** Armfield, Miller & Ripley Fine Properties LLC, AMR1  
**Listing Agent:** JIM THOMPSON  
**Office:** (540) 687-2224  
**Owners:** Owner  
**Show Contacts:** Jim Thompson  
**Sub Comp:** 3      **Buy Comp:** 3      **Add'l:**      **Dual:** N      **DesR:** Y      **VarC:** N

**Phone:** (540) 687-6395      **Fax:** (540) 687-5195  
**Home:** (540) 687-3216      **Fax:** (866) 682-8578  
**Pager:**      **Cell:** (703) 727-9258  
**Home:**  
**Home:** (540) 687-3216

