

**Status:** ACTIVE  
**List Price:** \$399,000  
**Ownership:** Fee Simple - Sale  
**BR/FB/HB:** 2/2/1  
**Lot AC/SF:** 0.54 / 23,522.00  
**Lvs/Fpls:** 3 / 0  
**Tot Fin SF:** 0  
**Year Built:** 2000  
**Total Tax:** \$4,087  
**Tax Yr:** 2007  
**Ground Rent:**  
**Style:** Cottage  
**Type:** Detached



**Legal Sub:** Leithtown Pot House  
**Adv. Sub:** Leithtown Pot House  
**Model:**

**HOA Fee:** /  
**C/C Fee:** /  
**Other Fee:** /  
**C/C Proj Name:**

**Tax Map:** 73- - - -26  
**Liber:**  
**Folio:**  
**Parcel:** 2  
**Block/Square:**  
**Lot:**  
**Map Coord:** 27C3      **Area:** 28-6

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

**Master Bdrm:** 15 x 15 Upper 1      **Fifth Bdrm:**  
**Second Bdrm:** 19 x 11 Lower 2      **Kitchen:** 11 x 8 Main      **Sitting:** 11 x 13 Upper 1  
**Third Bdrm:**      **Brkfast Rm:** 12 x 23 Main      **Othr Rm 1:**

**Othr Rm 3:**  
**Carport:**  
**Unfinished:**

**Exterior:**  
**Exterior Const:** Other      **Roofing:** Shingle-Asphalt  
**Other Structures:**  
**Lot Desc:**  
**Basement:** No  
**Parking:** Other      **Gar/Crpt/Assgd Spaces:** //  
**Heating System:** Heat Pump(s)      **Heating Fuel:** Electric  
**Water:** Well      **Hot Water:** Electric  
**Cooling System:** Heat Pump(s)      **Cooling Fuel:** Electric  
**Sewer/Septic:** Sept># of BR      **Soil Type:**

**Appliances:**

**Amenities:**

**HOA/C/C Amenities:**

**List Date:** 10-Oct-2008      **Update Date:** 13-Oct-2008      **DOM-MLS:** 3      **DOM-Prop:** 551

**Remarks:** Wonderful country living is served by this very private cottage located in between large farms and estates. Situated on a very quiet gravel road, the home boasts charm and privacy and all the modern amenities. Huge wooden porch, partially screened is perfect for summertime entertaining. Convenient to Middleburg and easy access to the Washington metro area.

**Directions:** From Middleburg Route 50 east to Left on Sam Fred. Left on Snickersville to left on Hibbs Bridge to 21212 on left

**Show Instructions:** Lockbox-Supra, Show Anytime, Vacant, , -

**Listing Co:** ARMFIELD, MILLER & RIPLEY FINE PROPERTIES L

**Listing Agent:** JIM THOMPSON

**Office:** (540) 687-6395

**Phone:** (540) 687-6395

**Home:** (540) 687-3216

**Pager:**

**Fax:** (540) 687-5195

**Fax:** (540) 687-4043

**Cell:** (703) 727-9258

**Home:**

**Home:** (540) 687-3216

**Sub Comp:** 3      **Buy Comp:** 3      **Add'l:**      **Dual:** N      **DesR:** Y      **VarC:** N

**Owners:** Hatrak

**Show Contacts:** Jim Thompson

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Information is believed to be accurate, but should not be relied upon without verification.

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

