THE CASEY SAMSON TEAM

403 John Marshall Dr NE

Vienna, Virginia

Buyer Pricing Report

1959	3,092	3 / 3	0.29
YEAR BUILT	FINISHED SQUARE FEET	BEDROOMS / BATHS	ACRES

Totally Renovated

Kitchen — white shaker cabinetry, soapstone, commercial gas range · Primary bath with heated floors and a spacious shower · Hardwood flooring throughout the main level

Three Bedrooms, All on the Main Level

Owner's suite with exposed beams · Two more bedrooms and a full bath on the same level · Finished lower level with family room, full bath and bonus room

The Porch, the Patio and the Yard

Vaulted screened porch with skylights · Opens to a large flagstone patio · Private fenced backyard, mature landscaping, low maintenance

Ayr Hill Heights

About one block to the W&OD Trail, and close to Northside Park · Downtown Vienna, Church Street dining and shops · Wolftrap, Thoreau and Madison pyramid — and no HOA

Comparable Property Analysis

These qualified comparable properties authenticate the Casey Samson Team value range below.

PROPERTY	BUILT	FINISHED SF	LOT	ASSESSMENT	SALES PRICE
403 John Marshall Dr NE	**1959**	**1,992**	**12,700 SF**	**$1,195,000**	**—**
1703 Palm Springs Dr	1966	1,560	12,823 SF	$953,280	**$1,105,000**
9509 Mandolin Ct	1970	1,750	18,141 SF	$1,122,800	**$1,375,000**
2332 Addison St	1952	2,071	22,000 SF	$1,043,610	**$1,346,747**
408 Holloway Ct NE	1969	2,408	16,117 SF	$1,011,110	**$1,270,000**
Age & Size Average	**1966**	**1,560**	**12,823 SF**	**$953,280**	**$1,105,000**
Price Range Average	**1964**	**2,076**	**18,753 SF**	**$1,059,173**	**$1,330,582**

Authenticated Values™

Built 1959 · 1,992 SF · Assessment $1,195,000

CUSTOMARY VALUE	PREMIUM VALUE
$1,343,336	**$1,450,803**

Features & Updates

THE HOME

- Renovated brick home — solid brick on block construction, 3,092 finished square feet
- 3 bedrooms and 3 full baths, all three bedrooms on the main level
- Owner's suite with exposed beams, heated floors in the bath and a spacious primary shower
- Spacious living room with an oversized wood-burning fireplace
- Kitchen with white shaker cabinetry, soapstone countertops and a commercial gas range
- Hardwood flooring throughout the main level
- Screened porch with vaulted ceilings and skylights, opening to a large flagstone patio
- Finished lower level — family room, a second wood-burning fireplace, full bath and a versatile bonus room
- Ample storage throughout and zoned heating and cooling

THE PROPERTY AND THE NEIGHBORHOOD

- Private 0.29 acre lot — fenced backyard, mature landscaping, low-maintenance outdoor spaces
- No HOA
- Ayr Hill Heights, Vienna
- Approximately one block to the W&OD Trail, and close to Northside Park
- Downtown Vienna, Church Street dining and shops
- Major commuter routes — I-66 and I-495
- Wolftrap Elementary, Thoreau Middle, Madison High

Casey Samson

THE CASEY SAMSON TEAM · SAMSON PROPERTIES

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