

# The **STAFFORD** Newsletter

Your Real Estate News and Research Resource

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## Board Defers Decision on Beazer Homes' Townhouse Development

In August, members of the Stafford County Board of Supervisors convened a public hearing on Beazer Homes' plan to build a 71-unit townhome community on 10 acres at the intersection of Musselman Road and Krieger Lane, in the George Washington district.

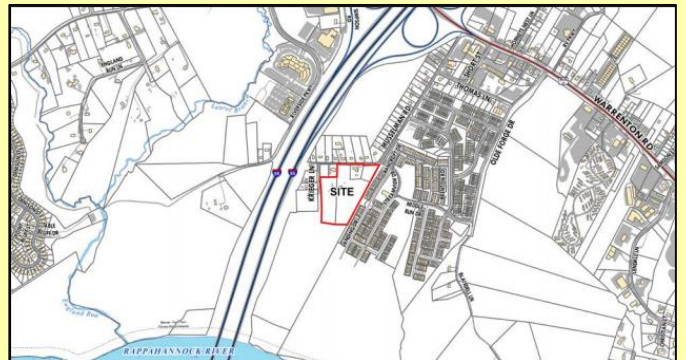
After completing the public hearing, the group decided to postpone a decision until September, because they wanted additional clarification on several aspects of the proffer statement.

The application (RC18152389) associated with the project proposes a zoning change from the R-1, Suburban Residential, zoning district to the R-3, Urban Residential–High Density, zoning district. Proffered amenities include a pocket park, tot lot, and an extensive sidewalk network that will connect the development to the adjacent Rappahannock Landing community. The location of the tot lot was moved away from an existing pond on the site at the request of the Stafford County Planning Commission, which recommended approval of the project in June.

**Staff Endorses Plans.** During his presentation of the case, Jeff Harvey, the county's director of planning and zoning, told board members that the project met several of the county's long-range land use goals for the site, which falls within the South Stafford Growth Area and is targeted for high growth. He highlighted the positives of the proposal, including proffered building designs and a street grid that will give the new neighborhood an urban feel, an objective identified in the South Stafford Growth Area plan.

Harvey also noted that a change in the Commonwealth's proffer rules occurred while the rezoning application was in the county's pipeline. Under the new rules, which took effect July 1<sup>st</sup>, 2019, an applicant can select among three

sets of regulations to follow—the county guidelines in effect prior to July 1<sup>st</sup>, 2016, the regulations as approved by the Virginia General Assembly and effective July 1<sup>st</sup>, 2016, or the newly amended regulations. “This was initially filed under the requirements of the July 2016 proffer language, which restricted what the applicant could contribute,” Harvey explained. “But the applicant modified proffers after the new legislation took effect because the new legislation gives them additional flexibility to proffer more contributions, and they have done this.”



**Cherryview Landing Location Map;**  
Source: Stafford County Planning Documents

Overall, the project is consistent with the county's comprehensive land use plan and the proposal comes with contributions to mitigate the impacts of the new development, Harvey said. “Staff is recommending approval of the application.”

**Proffers and Fees Total \$1.4+ Million.** All told, the proffers and transportation impact fees associated with the project are valued at more than \$1.4 million. Attorney Charles Payne (Hirschler Fleischer) told supervisors that

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Circulation and News: 703-450-5085 (Phone), 703-450-0185 (fax) [gina@virginianewsletters.com](mailto:gina@virginianewsletters.com)  
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his client, Beazer Homes, was providing \$16,722-per unit in cash contributions, plus the sidewalk network and playgrounds, to be provided by the 43<sup>rd</sup> occupancy permit.

Payne also explained that the timing of the park and tot lot was purposeful. “We are waiting until the 43<sup>rd</sup> unit because of public safety. We don’t want people walking through a construction zone,” he remarked. In addition to relocating the tot lot farther away from the stormwater management pond, Beazer will build a fence around the pond as an enhanced safety and security measure, Payne said.



**Cherryview Landing Architectural Renderings**  
*Source: Stafford County Planning Documents*

**Proffered Covenants Questioned.** Supervisors seemed generally supportive of the plans. George Washington Supervisor Thomas Coen noted that the applicant’s decision to follow the most recent proffer regulations meant that the county would receive more in cash contributions. “Under the old proffer way we would get less and you are opting into the new way which will give us more,” he said.

But Coen had questions about other aspects of the proffers as written. He proposed an addition to the proffered covenants, stipulating that owners would not be able to rent their units. This would help maintain property values and ensure proper upkeep, he said.

In response, Payne said that the plan all along was to market the units for owner occupancy. But adding the suggested caveats into the covenants could prove problematic. “We have to be careful not to trip any fair housing laws,” he said. For instance, such provisions could

inadvertently discriminate against military families, who tend to move often and thus rely on rentals. Instead, Payne said that they could add a provision that would obligate tenants to the same property upkeep measures required by owners under the covenant.

Still, Coen wanted more information about legally acceptable language, and asked the county attorney to explore the issue. He also asked for more detail on the reasons for relocating the tot lot. “When I was on the planning commission we always wanted these closer to the residential units,” Coen said.

He proposed a deferral so that the additional information about the covenants and the location of the tot lot could be gathered. Coen’s fellow supervisors concurred, and the group agreed to a deferral by a unanimous vote.

### **State of the Stafford County Residential Market: 2<sup>nd</sup> Quarter 2019**

Stafford County’s new homes market is showing positive signs, based on data from second quarter 2019. As measured by the number of building permits pulled, the pace of home construction picked up, with a 42-percent increase in the number of permits pulled compared to the previous quarter.

Sales volume rose as well, outpacing first quarter sales. In particular, single family home sales experienced a significant bump, with more than 200 homes sold during the period April–June 2019.

Nation-wide the industry mood is positive, according to the National Association of Homebuilders. “Builder confidence continues to trend upward as lower interest rates provide for more favorable buying conditions,” said Greg Ugalde, NAHB chairman, in a recent statement.

Issues remain, however, including rising construction costs, a shortage of workers, and a lack of buildable lots. The statement also noted that economic uncertainty stemming from trade concerns has contributed to a somewhat constrained pace of new building activity.

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### Stafford County Residential Building Permits 2013 through 2<sup>nd</sup> Quarter 2019

*Source: The Stafford Newsletter*

Product Type	2013	2014	2015	2016	2017	1 <sup>st</sup> Q 2018	2 <sup>nd</sup> Q 2018	3 <sup>rd</sup> Q 2018	4 <sup>th</sup> Q 2018	Total 2018	1 <sup>st</sup> Q 2019	2 <sup>nd</sup> Q 2019
Condo	37	11	10	535	256	31	16	11	16	74	12	8
Single Family Detached	640	462	542	604	749	225	182	187	199	793	164	240
Single Family Attached	352	380	233	223	221	55	63	57	15	190	24	37
<b>Total</b>	<b>1,029</b>	<b>853</b>	<b>785</b>	<b>1362</b>	<b>1226</b>	<b>311</b>	<b>261</b>	<b>255</b>	<b>230</b>	<b>1,057</b>	<b>200</b>	<b>285</b>

### Stafford County New Home Sales Volume - 2013 through 2<sup>nd</sup> Quarter 2019

*Source: The Stafford Newsletter*

Product Type	2013	2014	2015	2016	2017	1 <sup>st</sup> Q 2018	2 <sup>nd</sup> Q 2018	3 <sup>rd</sup> Q 2018	4 <sup>th</sup> Q 2018	Total 2018	1 <sup>st</sup> Q 2019	2 <sup>nd</sup> Q 2019
Condo	103	114	75	51	9	5	5	10	9	29	7	26
Single Family Detached	545	418	475	556	567	225	170	192	176	763	122	206
Single Family Attached	121	128	133	171	190	55	40	42	66	203	35	12
<b>Total</b>	<b>769</b>	<b>660</b>	<b>683</b>	<b>778</b>	<b>766</b>	<b>285</b>	<b>215</b>	<b>244</b>	<b>251</b>	<b>995</b>	<b>164</b>	<b>243</b>

### New Home Sales in Stafford County, Average Selling Prices, 2013 - 2<sup>nd</sup> Quarter 2019

*Source: The Stafford Newsletter*

Period	Condo	Single Family Detached	Single Family Attached
Average 2014	\$ 263,916	\$ 466,863	\$ 303,537
Average 2015	\$ 269,452	\$ 477,703	\$ 316,780
Average 2016	\$ 282,508	\$ 491,327	\$ 306,149
Average 2017	\$ 263,885	\$ 471,399	\$ 299,281
1 <sup>st</sup> Quarter 2018	\$ 312,777	\$ 477,136	\$ 297,844
2 <sup>nd</sup> Quarter 2018	\$ 331,065	\$ 483,043	\$ 293,761
3 <sup>rd</sup> Quarter 2018	\$ 333,205	\$ 487,030	\$ 302,538
4 <sup>th</sup> Quarter 2018	\$ 344,097	\$ 481,264	\$ 314,762
Average 2018	\$ 330,286	\$ 482,118	\$ 302,226
1 <sup>st</sup> Quarter 2019	\$ 332,553	\$ 487,144	\$ 321,054
2 <sup>nd</sup> Quarter 2019	\$ 376,036	\$ 505,082	\$ 281,551

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## Briefly Noted...

...Board to consider initiating proffer amendments for 800 acres on Centreport Parkway to enable marketing of the property for commercial uses. The properties in question come with outdated proffers, making it difficult for the property owners to attract commercial developers. "The proffers are viewed as cumbersome and confusing," county planner Michael Zuraf explained during the board's August 20<sup>th</sup> meeting. The board took similar actions on other properties in 2015, with the goal to facilitate economic development, he said. Supervisors will take up the issue at their September meeting. A decision to initiate a proffer amendment will trigger the county's development process, involving public hearings before the planning commission and board.

...Stafford County Planning Commission postpones public hearing on Vistas at Ferry Farm at the request of the applicant. The group opened their hearing on the age-restricted residential project during their July session. At that time, commissioners decided to continue the public hearing in August, due to the range of issues and concerns identified. A new date to complete the hearing was set for September 25<sup>th</sup>.



## Building Permits of Interest Issued July 2019 Residential

### *New Single Family Detached*

**Aaronal Homes Inc.**, 25 Butler Road, Fredericksburg, VA 22405; for 1 \$920,000 SFD (9,108.00 sq. ft.) at 21 King George GRNT, Fredericksburg, VA 22405, Boscobel, tax map 55-2-6;

**Adamson Homes LLC**, 217 Lake Shore Drive, Fredericksburg, VA 22405; for 1 \$225,000 SFD (3,683.00 sq. ft.) at 142 Little Whim Road, Fredericksburg, VA 22405, Burnside (AKA Little Whim), tax map 54C-1-19;

**America's Home Place, Inc.**, 2144 Hilton Drive, Gainesville, GA 30501; for 1 \$368,019 SFD (2,915.00 sq. ft.) at 1434 Brooke Road, Stafford, VA 22554, tax map 47-47;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$494,000 SFD

(6,437.00 sq. ft.) at 203 Bennington Way, Stafford, VA 22556, tax map 36H-3-37;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$410,000 SFD (6,254.00 sq. ft.) at 305 Snowy Egret Way, Fredericksburg, VA 22406, tax map 34N-2-26;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$390,000 SFD (4,656.00 sq. ft.) at 205 Snowy Egret Way, Fredericksburg, VA 22406, tax map 34N-1-15;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$421,750 SFD (5,967.00 sq. ft.) at 190 Toluca Road, Stafford, VA 22556, tax map 19-64F;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$432,300 SFD (4,776.00 sq. ft.) at 9 Chapel Ridge CT, Stafford, VA 22554, tax map 39V-4;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$547,000 SFD (5,875.00 sq. ft.) at 301 Snowy Egret Way, Fredericksburg, VA 22406, tax map 34N-2-25;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$444,400 SFD (5,800.00 sq. ft.) at 205 Bennington Way, Stafford, VA 22556, tax map 36H-3-36;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$395,850 SFD (5,328.00 sq. ft.) at 11 Moffett Lane, Fredericksburg, VA 22406, tax map 36J-6;

**Battlefield Homes, Inc.**, 7022 Barclay Drive, Fredericksburg, VA 22407; for 1 \$457,490 SFD (5,908.00 sq. ft.) at 40 Skywood CT, Stafford, VA 22556, Skywoods, tax map 19-3J;

**Brookstone Homes Inc.**, 35 Walpole Street, Suite 205, Stafford, VA 22554; for 1 \$170,000 SFD (5,937.00 sq. ft.) at 23 Chesapeake Drive, Stafford, VA 22554, The Reserve, tax map 39N-3;

**Brookstone Homes Inc.**, 35 Walpole Street, Suite 205, Stafford, VA 22554; for 1 \$190,000 SFD (7,776.00 sq. ft.) at 14 Chesapeake Drive, Stafford, VA 22554, The Reserve, tax map 39N-11;

**Brookstone Homes Inc.**, 35 Walpole Street, Suite 205; for 1 \$140,000 SFD (5,064.00 sq. ft.) at 115 Hope Forest CT, Stafford, VA 22554, tax map 30WW-10;

**Cameron S & Wanda D McCombe**, 46 Winter Wheat Lane, Stafford, VA 22554-4455; for 1 \$135,000 SFD (2,464.00 sq. ft.) at 46 Winter Wheat Lane, Fredericksburg, VA 22406, tax map 28-30R;

**Colebrook Building LLC**, 10 Apparition Lane, Fredericksburg, VA 22405; for 1 \$150,000 SFD (3,240.00



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sq. ft.) at 8 Apparition Lane, Fredericksburg, VA 22405, tax map 55-200G;

**D.R. Horton, Inc.**, 181 Harry S Truman Parkway, Suite 250, Annapolis, MD 22101; for 1 \$250,000 SFD (5,192.00 sq. ft.) at 111 Zoe Way, Stafford, VA 22554, tax map 28R-1-3;

**D.R. Horton, Inc.**, 181 Harry S. Truman Parkway, Suite 250, Annapolis, MD 22101; for 1 \$250,000 SFD (5,351.00 sq. ft.) at 109 Zoe Way, Stafford, VA 22554, tax map 28R-1-2;

**D.R. Horton, Inc.**, 181 Harry S Truman Parkway, Suite 250, Annapolis, MD 22101; for 1 \$200,000 SFD (4,970.00 sq. ft.) at 5 Port View Drive, Fredericksburg, VA 22405, Southgate, tax map 45U-1C-108;

**Halsey Home Corporation**, 191 Kirkley Place, Fredericksburg, VA 22406; for 1 \$300,000 SFD (3,277.00 sq. ft.) at 38 Cornwallis Drive, Fredericksburg, VA 22405, Blythedale, tax map 54V-6-145;

**Hour Homes Inc**, 35 Walpole Street, Suite 205, Stafford, VA 22554-6546; for 1 \$170,000 SFD (6,185.00 sq. ft.) at 774 Kellogg Mill Road, Fredericksburg, VA 22406, tax map 37-4B;

**Hour Homes Inc**, 35 Walpole Street, Suite 205, Stafford, VA 22554-6546; for 1 \$160,000 SFD (6,185.00 sq. ft.) at 123 Abigail Lane, Stafford, VA 22556;

**IHMW Embrey Mill LLC**, 4140 Pleasant Valley Road, Suite 200, Chantilly, VA 20151; for 1 \$184,000 SFD (4,988.00 sq. ft.) at 216 Boxelder Drive, Stafford, VA 22554, Embrey Mill, tax map 29G-6-1006;

**IHMW Embrey Mill LLC**, 4140 Pleasant Valley Road, Suite 200, Chantilly, VA 20151; for 1 \$184,000 SFD (5,112.00 sq. ft.) at 1076 Aspen Road, Stafford, VA 22554, Embrey Mill, tax map 29G-5-803;

**IHMW Embrey Mill LLC**, 4140 Pleasant Valley Road, Suite 200, Chantilly, VA 20151; for 1 \$184,000 SFD (5,897.00 sq. ft.) at 1064 Aspen Road, Stafford, VA 22554, Embrey Mill, tax map 29G-5-800;

**JGH Building & Consulting II LLC**, 9 Woodlawn Terrace, Fredericksburg, VA 22403; for 1 \$200,000 SFD (3,809.00 sq. ft.) at 744 Bethel Church Road, Fredericksburg, VA 22405, tax map 57A-11;

**JGH Building & Consulting II LLC**, 9 Woodlawn Terrace, Fredericksburg, VA 22403; for 1 \$175,000 SFD (3,524.00 sq. ft.) at 708 Bethel Church Road, Fredericksburg, VA 22405, tax map 57A-7;

**JGH Building & Consulting II LLC**, 9 Woodlawn Terrace, Fredericksburg, VA 22403; for 1 \$200,000 SFD (3,796.00 sq. ft.) at 686 Bethel Church Road, Fredericksburg, VA 22405, tax map 57A-3;

**K Hovnanian Homes of Virginia Inc**, 4090-A Lafayette Center Drive, Chantilly, VA 20151-1244; for 1

\$250,000 SFD (4,214.00 sq. ft.) at 445 Boxelder Drive, Stafford, VA 22554, Embrey Mill, tax map 29G-6-975;

**K Hovnanian Homes of Virginia Inc**, 4090A Lafayette Center Drive, Chantilly, VA 20151; for 1 \$250,000 SFD (4,214.00 sq. ft.) at 457 Gladiola Way, Stafford, VA 22554, Embrey Mill, tax map 29G-6-959;

**K Hovnanian Homes of Virginia Inc**, 1802 Brightseat Road, Landover, MD 20785; for 1 \$250,000 SFD (6,813.00 sq. ft.) at 115 Perth Drive, Fredericksburg, VA 22405, Leeland Station, tax map 46M-8-30;

**K Hovnanian Homes of Virginia Inc**, 1802 Brightseat Road, Landover, MD 20785; for 1 \$250,000 SFD (5,132.00 sq. ft.) at 106 Slusher CT, Fredericksburg, VA 22405, Leeland Station, tax map 46M-6D-773;

**K Hovnanian Homes of Virginia Inc**, 1802 Brightseat Road, Landover, MD 20785; for 1 \$250,000 SFD (3,962.00 sq. ft.) at 208 Arboretum Lane, Fredericksburg, VA 22405, Leeland Station, tax map 46M-6D-734;

**K Hovnanian Homes of Virginia Inc**, 1802 Brightseat Road, Landover, MD 20785; for 1 \$250,000 SFD (6,549.00 sq. ft.) at 215 Perth Drive, Fredericksburg, VA 22405, Leeland Station, tax map 46M-8-28;

**K Hovnanian Homes of Virginia Inc**, 1802 Brightseat Road, Landover, MD 20785; for 1 \$250,000 SFD (5,039.00 sq. ft.) at 104 Slusher CT, Fredericksburg, VA 22405, Leeland Station, tax map 46M-6D-772;

**K Hovnanian Homes of Virginia Inc**, 4090A Lafayette Center Drive, Chantilly, VA 20151; for 1 \$250,000 SFD (7,368.00 sq. ft.) at 230 Perth Drive, Fredericksburg, VA 22405, Leeland Station, tax map 46M-8-20;

**Legacy Contracting, LLC**, 9759 Courthouse Road, Spotsylvania, VA 22553-1915; for 1 \$175,000 SFD (3,505.00 sq. ft.) at 308 Walnut Drive, Fredericksburg, VA 22405, Bell Air Heights, tax map 46C-2-37;

**Miller And Smith Homes, Inc.**, 8401 Greensboro Drive, Suite 450, McLean, VA 22102; for 1 \$175,000 SFD (4,090.00 sq. ft.) at 1080 Aspen Road, Stafford, VA 22554, Embrey Mill, tax map 29G-5-812;

**Miller And Smith Homes, Inc.**, 8401 Greensboro Drive, Suite 450, McLean, VA 22102; for 1 \$175,000 SFD (4,311.00 sq. ft.) at 1096 Aspen Road, Stafford, VA 22554, Embrey Mill, tax map 29G-5-816;

**Mitchell Homes, Inc.**, 1650 Holly Hills Road, Powhatan, VA 23139; for 1 \$103,863 SFD (954.00 sq. ft.) at 51 Decatur Road, Stafford, VA 22554, tax map 22-115C;

**NVR Inc (Ryan/NV Homes)**, 11700 Plaza America Drive, Suite 500, Reston, VA 20190; for 1 \$445,235 SFD (6,441.00 sq. ft.) at 104 Oak Road, Stafford, VA 22556, tax map 20AB-29;

**Pulte Home Company LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$185,200 SFD (4,115.00

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sq. ft.) at 302 Montera Avenue, Fredericksburg, VA 22406, Celebrate Virginia North Retirement, tax map 44CC-5B2-643;

**Pulte Home Company LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$200,100 SFD (4,447.00 sq. ft.) at 112 Fenwick Drive, Fredericksburg, VA 22406, Celebrate Virginia North Retirement, tax map 44CC-5B2-503;

**Pulte Home Company LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031-1214; for 1 \$168,100 SFD (3,735.00 sq. ft.) at 11 Pensacola Street, Fredericksburg, VA 22406, Celebrate Virginia North Retirement, tax map 44CC-5B1-553;

**Pulte Home Company LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$155,400 SFD (3,454.00 sq. ft.) at 37 Montera Avenue, Fredericksburg, VA 22406, Celebrate Virginia North Retirement, tax map 44CC-1-602;

**Pulte Home Company LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$174,600 SFD (3,880.00 sq. ft.) at 41 Montera Avenue, Fredericksburg, VA 22406, Celebrate Virginia North Retirement, tax map 44CC-5B2-609;

**Pulte Home Company LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 2 \$164,100 SFD (3,646.00 sq. ft.) at 39, 35 Montera Avenue, Fredericksburg, VA 22406, Celebrate Virginia North Retirement, tax map 44CC-1-601, 44CC-5B2-608;

**Pulte Home Company LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031-1214; for 1 \$156,600 SFD (3,480.00 sq. ft.) at 21 Fenwick Drive, Fredericksburg, VA 22406, Celebrate Virginia North Retirement, tax map 44CC-5B2-708;

**Pulte Home Company LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$154,200 SFD (3,427.00 sq. ft.) at 11 Fenwick Drive, Fredericksburg, VA 22406, Celebrate Virginia North Retirement, tax map 44CC-5B2-704;

**Ryan Homes Inc**, 3850 Fettle Park Drive, Suite 201, Dumfries, VA 22025; for 1 \$271,642 SFD (3,643.00 sq. ft.) at 120 Brooke Village Drive, Fredericksburg, VA 22405, Brooke Village, tax map 54AB-8;

**Stanley Martin Companies LLC**, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 1 \$159,000 SFD (6,687.00 sq. ft.) at 1252 Coastal Avenue, Stafford, VA 22554, tax map 29G-10-1084;

**Stanley Martin Companies LLC**, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 1 \$159,000 SFD (5,979.00 sq. ft.) at 1256 Coastal Avenue, Stafford, VA 22554, tax map 29G-10-1083;

**Stanley Martin Companies LLC**, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 1

\$159,000 SFD (5,520.00 sq. ft.) at 532 Foxglove Way, Stafford, VA 22554, Embrey Mill, tax map 29G-6-917;

**Stanley Martin Companies LLC**, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 1 \$159,000 SFD (5,520.00 sq. ft.) at 1260 Coastal Avenue, Stafford, VA 22554, tax map 29G-10-1082;

**The Drees Company**, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$165,000 SFD (5,483.00 sq. ft.) at 1240 Coastal Avenue, Stafford, VA 22554, tax map 29G-10-1087;

**The Drees Company**, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$160,000 SFD (4,333.00 sq. ft.) at 632 Crab Apple Drive, Stafford, VA 22554, Embrey Mill, tax map 29G-6-1031;

**The Drees Company**, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$170,000 SFD (5,987.00 sq. ft.) at 453 Daylily Lane, Stafford, VA 22554, tax map 29G-10-1066;

**US Home Corporation**, 14280 Park Meadow Drive, Suite 108, Chantilly, VA 20151-2291; for 1 \$575,000 SFD (4,714.00 sq. ft.) at 118 Penns Charter Lane, Stafford, VA 22554, tax map 29N-18;

**US Home Corporation**, 14280 Park Meadow Drive, Suite 108, Chantilly, VA 20151; for 1 \$685,000 SFD (4,602.00 sq. ft.) at 33 Shermans Ridge Road, Stafford, VA 22554, tax map 29N-37;

**US Home Corporation**, 7591 Coppermine Drive, Manassas, VA 20109; for 1 \$615,000 SFD (6,405.00 sq. ft.) at 119 Penns Charter Lane, Stafford, VA 22554, tax map 29N-23;

**US Home Corporation**, 14280 Park Meadow Drive, Suite 108, Chantilly, VA 20151; for 1 \$685,000 SFD (4,609.00 sq. ft.) at 45 Shermans Ridge Road, Stafford, VA 22554, tax map 29N-31;

**Westbrooke Homes LLC**, 8700 Trumpet Court, King George, VA 22485; for 1 \$315,000 SFD (3,676.00 sq. ft.) at 640 Bethel Church Road, Fredericksburg, VA 22405, tax map 57-3C.

### *New Single Family Attached*

**JGH Building & Constructing II LLC**, 9 Woodlawn Terrace, Fredericksburg, VA 22403; for 5 \$150,000 TH (2,184.00 sq. ft.) at 40, 42, 46, 48, 50, Andrews PL, Fredericksburg, VA 22405, Heather Hills, tax map 54DD-5-225, 54DD-5-226, 54DD-5-228, 54DD-5-229, 54DD-5-230;

**Ryan Homes Inc**, 3850 Fettle Park Drive, Suite 201, Dumfries, VA 22025; for 1 \$172,330 TH (1,748.00 sq. ft.) at 719 River Crest Way, Fredericksburg, VA 22405, Rappahannock Landing, tax map 53M-4-426;

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**Ryan Homes Inc.** 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; for 1 \$176,245 TH (1,848.00 sq. ft.) at 721 River Crest Way, Fredericksburg, VA 22405, Rappahannock Landing, tax map 53M-4-427;

**Ryan Homes Inc.** 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; for 1 \$178,829 TH (2,083.00 sq. ft.) at 723 River Crest Way, Fredericksburg, VA 22405, Rappahannock Landing, tax map 53M-4-428;

**Ryan Homes Inc.** 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; for 1 \$193,015 TH (2,043.00 sq. ft.) at 725 River Crest Way, Fredericksburg, VA 22405, Rappahannock Landing, tax map 53M-4-429;

**Ryan Homes Inc.** 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; for 1 \$180,210 TH (1,868.00 sq. ft.) at 715 River Crest Way, Fredericksburg, VA 22405, Rappahannock Landing, tax map 53M-4-424;

**Ryan Homes Inc.** 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; for 1 \$194,880 TH (2,398.00 sq. ft.) at 210 Rising Sun Road, Fredericksburg, VA 22405, Rappahannock Landing, tax map 53M-4-544;

**Ryan Homes Inc.** 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; for 1 \$164,675 TH (1,748.00 sq. ft.) at 717 River Crest Way, Fredericksburg, VA 22405, Rappahannock Landing, tax map 53M-4-425;

**Ryan Homes Inc.** 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; for 1 \$211,700 TH (2,971.00 sq. ft.) at 208 Rising Sun Road, Fredericksburg, VA 22405, Rappahannock Landing, tax map 53M-4-545;

**Ryan Homes Inc.** 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; for 1 \$206,445 TH (2,791.00 sq. ft.) at 206 Rising Sun Road, Fredericksburg, VA 22405, Rappahannock Landing, tax map 53M-4-546;

**Ryan Homes Inc.** 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; for 1 \$211,875 TH (2,957.00 sq. ft.) at 204 Rising Sun Road, Fredericksburg, VA 22405, Rappahannock Landing, tax map 53M-4-547;

**Ryan Homes Inc.** 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; for 1 \$211,080 TH (2,791.00 sq. ft.) at 202 Rising Sun Road, Fredericksburg, VA 22405, Rappahannock Landing, tax map 53M-4-548;

**Ryan Homes Inc.** 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; for 1 \$227,185 TH (2,956.00 sq. ft.) at 200 Rising Sun Road, Fredericksburg, VA 22405, Rappahannock Landing, tax map 53M-4-549;

**Ryan Homes Inc.** 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; for 1 \$194,365 TH (2,082.00 sq. ft.) at 522 Rolling Valley Drive, Fredericksburg, VA 22405, Rappahannock Landing, tax map 53M-4-538;

**Ryan Homes Inc.** 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; for 1 \$199,360 TH (2,544.00 sq. ft.) at 520 Rolling Valley Drive, Fredericksburg, VA 22405, Rappahannock Landing, tax map 53M-4-539;

**Ryan Homes Inc.** 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; for 1 \$211,795 TH (2,658.00 sq. ft.) at 518 Rolling Valley Drive, Fredericksburg, VA 22405, Rappahannock Landing, tax map 53M-4-540;

**Ryan Homes Inc.** 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; for 1 \$193,350 TH (2,284.00 sq. ft.) at 514 Rolling Valley Drive, Fredericksburg, VA 22405, Rappahannock Landing, tax map 53M-4-541;

**Ryan Homes Inc.** 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; for 1 \$198,465 TH (2,284.00 sq. ft.) at 512 Rolling Valley Drive, Fredericksburg, VA 22405, Rappahannock Landing, tax map 53M-4-542;

**Ryan Homes Inc.** 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; for 1 \$218,355 TH (2,366.00 sq. ft.) at 510 Rolling Valley Drive, Fredericksburg, VA 22405, Rappahannock Landing, tax map 53M-4-543.

### ***New Residential Condominiums***

**Augustine Homes LLC.** 150 Riverside Parkway, Suite 101, Fredericksburg, VA 22406; for 1 \$178,327 resid. condo (3,244.00 sq. ft.) at 17 Mattock Way, Stafford, VA 22554, tax map 28-94;

**Augustine Homes LLC.** 150 Riverside Parkway, Suite 101, Fredericksburg, VA 22406; for 1 \$163,164 resid. condo (2,846.00 sq. ft.) at 15 Mattock Way, Stafford, VA 22554, tax map 28-94;

**Augustine Homes LLC.** 150 Riverside Parkway, Suite 101, Fredericksburg, VA 22406; for 1 \$157,709 resid. condo (2,866.00 sq. ft.) at 11 Mattock Way, Stafford, VA 22554, tax map 28-94;

**Augustine Homes LLC.** 150 Riverside Parkway, Suite 101, Fredericksburg, VA 22406; for 1 \$156,727 resid. condo (2,846.00 sq. ft.) at 9 Mattock Way, Stafford, VA 22554, tax map 28-94;

**Augustine Homes LLC.** 150 Riverside Parkway, Suite 101, Fredericksburg, VA 22406; for 1 \$178,155 resid. condo (3,206.00 sq. ft.) at 5 Mattock Way, Stafford, VA 22554, tax map 28-94;

**Augustine Homes LLC.** 150 Riverside Parkway, Suite 101, Fredericksburg, VA 22406; for 1 \$155,161 resid. condo (2,846.00 sq. ft.) at 3 Mattock Way, Stafford, VA 22554, tax map 28-94;

**Augustine Homes LLC.** 150 Riverside Parkway, Suite 101, Fredericksburg, VA 22406; for 1 \$188,247 resid. condo (3,222.00 sq. ft.) at 1 Mattock Way, Stafford, VA 22554, tax map 28-94;

**Augustine Homes LLC.** 150 Riverside Parkway, Suite 101, Fredericksburg, VA 22406; for 1 \$159,425 resid. condo (2,884.00 sq. ft.) at 7 Mattock Way, Stafford, VA 22554, tax map 28-94;



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**Augustine Homes LLC**, 150 Riverside Parkway, Suite 101, Fredericksburg, VA 22406; for 1 \$175,736 resid. condo (2,846.00 sq. ft.) at 109 Mattock Way, Stafford, VA 22554, tax map 28-94;

**Augustine Homes LLC**, 150 Riverside Parkway, Suite 101, Fredericksburg, VA 22406; for 1 \$176,390 resid. condo (3,226.00 sq. ft.) at 107 Mattock Way, Stafford, VA 22554, tax map 28-94;

**Augustine Homes LLC**, 150 Riverside Parkway, Suite 101, Fredericksburg, VA 22406; for 1 \$170,435 resid. condo (2,842.00 sq. ft.) at 19 Mattock Way, Stafford, VA 22554, tax map 28-94;

**Augustine Homes LLC**, 150 Riverside Parkway, Suite 101, Fredericksburg, VA 22406; for 1 \$154,033 resid. condo (2,846.00 sq. ft.) at 105 Mattock Way, Stafford, VA 22554, tax map 28-94;

**Augustine Homes LLC**, 150 Riverside Parkway, Suite 101, Fredericksburg, VA 22406; for 1 \$185,689 resid. condo (3,202.00 sq. ft.) at 101 Mattock Way, Stafford, VA 22554, tax map 28-94;

**Augustine Homes LLC**, 150 Riverside Parkway, Suite 101, Fredericksburg, VA 22406; for 1 \$163,188 resid. condo (2,884.00 sq. ft.) at 103 Mattock Way, Stafford, VA 22554, tax map 28-94;

**Augustine Homes LLC**, 150 Riverside Parkway, Suite 101, Fredericksburg, VA 22406; for 1 \$100 use n/a (6,000.00 sq. ft.), shell at 109 Mattock Way, Stafford, VA 22554, tax map 28-94;

**Augustine Homes LLC**, 150 Riverside Parkway, Suite 11, Fredericksburg, VA 22406; for 1 \$100 use n/a (6,000.00 sq. ft.), shell at 19 Mattock Way, Stafford, VA 22554, tax map 28-94.

### Residential Totals

New Single Family Detached: 64

New Single Family Attached: 23

New Residential Condominiums: 14 units

### Commercial Change

**Abby Construction Co Inc**, 1319 Lafayette Boulevard, Suite 100, Fredericksburg, VA 22401; for 1 \$15,000 commercial, alterations on property zoned B2 at 103 West Cambridge Street, Fredericksburg, VA 22405, Falmouth, tax map 53D-1-103;

**Clement Jerry M. et als., Trustees**, 2202 Jefferson Davis Highway, Stafford, VA 22554-5001; for 1 \$500 commercial, alterations on property zoned R1 at 2202 Jefferson Davis Highway, Stafford, VA 22554, tax map 30-84;

**Capitol Building Supply Inc**, 8429 Euclid Avenue, Manassas, VA 20111; for 1 \$300 commercial, business on property zoned M1 at 16 Baron Park Road, Fredericksburg, VA 22405, tax map 54-49B;

**County Of Stafford Virginia**, PO Box 339, Stafford, VA 22555-0339; for 1 \$4,990 commercial, business on property zoned B2 at 305 Jason Mooney Drive, Stafford, VA 22554, tax map 30-43H;

**D.R. Horton, Inc.**, 181 Harry S Truman Parkway, Suite 250, Annapolis, MD 22101; for 1 \$4,000 commercial, alterations on property zoned A1, R1 at 104 Zoe Way, Stafford, VA 22554, tax map 28R-1-94;

**Development Construction Services Inc**, 159 Lichfield Boulevard, Suite 101, Fredericksburg, VA 22406; for 1 \$180,000 commercial, Grimm - build out from shell on property zoned B2, M1 at 1010 Corporate Drive, #305, Stafford, VA 22554, Quantico Corporate Center, tax map 13C-A4;

**Diana & David Mohammad Attai**, 25494 Hopton House Ter, Chantilly, VA 20152-5817; for 1 \$1 commercial, auto sales on property zoned B2 at 24 Derrick Lane, Stafford, VA 22554, tax map 21-44;

**Government Employees Insurance Co**, 5260 Western Avenue, Chevy Chase, MD 20815-3701; for 1 \$1,300,000 commercial, business on property zoned B2 at 1 Geico Boulevard, Fredericksburg, VA 22406, tax map 44-49A;

**Hann Construction LLC**, 11709 Harris Mill CT, Fredericksburg, VA 22408; for 1 \$9,085 commercial, Dog Crazy - business on property zoned B2 at 315 Garrisonville Road, #104B, Stafford, VA 22554, tax map 20-133A;

**Justin Soaper**, 11904 11904 Old Elm CT, Spotsylvania, VA 22551; for 1 \$1,000 commercial, Kickin' Axe alterations on property zoned M1 at 24 Synan Road, #115, Fredericksburg, VA 22405, tax map 54WW-1-113;

**K Hovnanian Homes of Virginia Inc**, 4090-A Lafayette Center Drive, Chantilly, VA 20151-1244; for 1 \$15,000 commercial, alterations on property zoned A1 at 104 Pender CT, Fredericksburg, VA 22406, tax map 43V-5;

**Michael A. Pancione**, 112 Ilona CT, Stafford, VA 22554; for 1 \$43,134 commercial, alterations on property zoned R1 at 610 Gayle Street, Fredericksburg, VA 22405, tax map 53-34;

**Mills Roofing**, 6220 Prayer Way, Spotsylvania, VA 22553; for 1 \$157,000 commercial, alterations on property zoned B2 at 1115 Garrisonville Road, Stafford, VA 22556, Garrisonville Est, tax map 19A-1-43;

**Peggy Ann & Frank Preston Prat**, 8523 Mount Vernon Highway, Alexandria, VA 22309-2043; for 1 \$10,000 commercial, dock on property zoned A1 at 57 Woodrow Drive, Stafford, VA 22554, Widewater Beach, tax map 41B-1-31;



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**Pro-Tech Collision Center**, 45 Potomac Creek Drive, Suite 111, Falmouth, VA 22405; for 1 \$5,000 commercial, alterations on property zoned B2 at 91 Washington Square PLZ, #102, Fredericksburg, VA 22405, tax map 58-9B;

**Ramco of Virginia, Inc.**, 3900 Jermantown Road, Suite 300, Fairfax, VA 22030; for 1 \$50,000 commercial, Davis Defense Group - business on property zoned B2 at 65 Barrett Heights Road, #105, Stafford, VA 22556, tax map 20-44;

**Ramco of Virginia, Inc.**, 3900 Jermantown Road, Suite 300, Fairfax, VA 22030; for 1 \$10,000 commercial, MLT - business on property zoned B2 at 16 Center Street, #203, Stafford, VA 22556, Barrett Knolls Commercial, tax map 20PP-4;

**SEC LLC**, 423 Main Street, Buies Creek, NC 27506; for 1 \$95,000 commercial, alterations on property zoned B2 at 588 Warrenton Road, Fredericksburg, VA 22406, tax map 45-17F;

**Schmidt Construction Company LLC**, 7617 Old Plank Road, Fredericksburg, VA 22407; for 1 \$22,650 commercial, alterations on property zoned B1 at 418 Garrisonville Road, #100, Stafford, VA 22554, North Stafford Medical Park, tax map 20-93;

**Stafford County Virginia**, PO Box 339, Stafford, VA 22555-0339; for 1 \$8,500 commercial, alterations on property zoned B2, R2 at 1300 Courthouse Road, Stafford, VA 22554, tax map 30-29B;

**Steven George**, PO Box 1393, Ashburn, VA 20146; for 1 \$800 commercial, Strategic Resilience Group, LLC - build out from shell on property zoned B2 at 237 Garrisonville Road, #202, Stafford, VA 22554, North Stafford Plaza, tax map 20F-A2-2-208;

**Summit Properties and Development Co.**, 6445 Citation Drive, Suite G, Clarkston, MI 48346; for 1 \$175,000 commercial, alterations on property zoned B2 at 2838 Jefferson Davis Highway, Stafford, VA 22554, Aquia Village, tax map 21-49E;

**The Thomas J Wack Company**, 400 Charles Street, Fredericksburg, VA 22401; for 1 \$40,000 commercial, canopy/awning on property zoned B2, R1 at 2784 Jefferson Davis Highway, Stafford, VA 22554, tax map 30-2D;

**Velex Inc.**, 2595 Dallas Parkway, Frisco, TX 75034; for 1 \$30,000 commercial, alterations on property zoned A2 at 1449 Warrenton Road, Fredericksburg, VA 22406, tax map 35B-1-7;

**WGS**, 101 West Broad Street, Falls Church, VA 22406; for 1 \$10,000 commercial, alterations on property zoned M1 at 106 Juliad CT, Fredericksburg, VA 22406, Stafford Industrial Park, tax map 44-104R.

## Land Use Applications Processed

**Project #19152875 (processed 07/31/19)** - Centreport Stafford 95 Business Center CIP Finishes (Milde 25 Centreport LLC); for a dedication plat for water/sewer on approximately 4.005 acres, zoned M-1, located off Centreport Parkway, near the intersection with Ramoth Church Rd., tax map 38-14J, Hartwood Election District.

**Project #19152877 (processed 08/02/19)** - Panda Express Garrisonville Rd (Derek Knight Cft Nv Developments LLC); for a dedication plat for water and storm water easements at Panda Express on approximately .69 acres, zoned B-2, located along the north right of way line of Garrisonville Rd. between Doc Stone Rd. and Dunn Dr., tax map 20F-A1-E, Garrisonville Election District.

**Project #19152878 (processed 08/06/19)** - Sullivan Est (Sally M. Smith); for a final subdivision plat of 40 sq. ft. plots on 164.799 acres, zoned A-1, located on Poplar Road approximately 0.5 miles west of the intersection of Poplar Road & Hartwood Road, tax map 16-10 & 16-11, Hartwood Election District.

**Project #19152879 (processed 08/06/19)** - The Estates at Monroe Place (Jaimie Moore); for a Chesapeake Bay Compliance Review on 95.5 acres on 93.1682, zoned A1, located .60 miles north at Holly Corner, tax map 43-45 & 43-50, Hartwood Election District.

**Project #19152881 (processed 08/06/19)** - Embrey Mill Phase IIA Section 11 (Kniseley & Associates); for a dedication plat for water/sewer on approximately 1 acre, zoned A-1, located along Mine Rd., across from intersection with Embrey Mill Rd., tax map 29-53 & 29-53D, Garrisonville Election District.

**Project #19152883 (processed 08/09/19)** - The Reserve at Clearview (JPI-Clearview Holding Company LLC); for a construction plan to create 23 single family dwellings on 36.2332 acres, zoned R1, located at Harrell Rd. to accompany the Reserve at Clearview Heights, tax map 54-12, 54-18, 54-18A & 54-18B, Falmouth Election District.

**Project #19152884 (processed 08/12/19)** - Screened Porch (Matthew T. & Jennifer S. Dodson); for a 22 x 22 screened in porch.

**Project #19152885 (processed 08/13/19)** - Embrey Mill/Hampton Oaks w/s Esmt (Kniseley & Associates); for an offsite easement plat for water/sewer on approximately 1.00 acres, zoned A-1, located off Mine Rd. & Northampton Blvd. behind Exeter Lane, Warwick Way & Monarch Ct., tax map 20P-10-15 & 20P-11-J1, Garrisonville Election District.

**Project #19152887 (processed 08/14/19)** - Safe Place Mini Storage (David R. Hall); for a major site plan for construction of a new 2 story 27,000 sq. ft. conditioned mini storage building, associated parking, travelways, and

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storm damage system on 7.20 acres, zoned B2, located in an existing shopping strip center at 10 Leeland Rd., Fredericksburg, VA 22405, tax map 54-126E, Falmouth Election District.

**Project #19152892 (processed 08/16/19)** - Sullivan Estates (Amber Forestier); for a wetlands permit application for the construction of 39 single family residential lots on 162 acres, zoned A1, located on the south side of Poplar Road opposite Halstead Drive, tax map 16-10 & 16-11, Hartwood Election District.

**Project #19152893 (processed 08/16/19)** - Stafford Regional Airport Runway Extension (Matt Neely Mill Creek Environmental Consultants); for a wetlands permit application for the construction of a runway extension at the Stafford Regional Airport on 341 acres, zoned M1, located west of Centreport Parkway, 0.5 miles south of Ramoth Church Road, tax map 37-71, Hartwood Election District.

**Project #19152894 (processed 08/16/19)** - Red Apple Pediatric (Farhang Mojgani Civiland, LLC); for a proffer amendment on 39,570 sq. ft., zoned SC, located at 1003 Garrisonville Rd., Stafford, VA 22556, tax map 19-25B, Rock Hill Election District.

**Project #19152896 (processed 08/20/19)** - Burns Corner (Michael Coughlin); for a conditional use permit on 25.8 acres, zoned B3 to B2, located at the intersection of Courthouse Rd., Hospital Blvd. and Wyche Rd., tax map 29-93F, 29-92B, 29-93A, 29-93C & 29-93D, Hartwood Election District.

**Project #19152897 (processed 08/20/19)** - Burns Corner (Mr. Samer E. Shalaby); for rezoning on 25.8 acres, zoned B3 to B2, located at the intersection of Courthouse Rd., Hospital Center Blvd. and Wyche Rd., tax map 29-93F, 29-92B, 29-93A, 29-93C & 29-93D, Hartwood Election District.

**Project #19152902 (processed 08/22/19)** - Tree Hoven Rezoning (Camelia Denes); for rezoning from B-1 to A-2 to subdivide into 3 residential lots, on 3.667 acres, located at the intersection of Mountain View Rd., tax map 18-78, Rock Hill Election District.

**Project #19152905 (processed 08/23/19)** - Quantico Village (L.S. Kevin Early Bowman Consulting Group, Ltd.); for a final plat for 80 townhouse lots on 12.58 acres, zoned R-3, located on the south side of Telegraph Road, tax map 13-37 & 13-42A, Widewater Election District.

**Project #19152906 (processed 08/26/19)** - RD Group/3 LLC/Capital Textile Service, Inc. (Donald L. Struminger); for a site as-built.

## Real Estate Transactions of Interest July 1 through 31, 2019

### Commercial/Land

**Brentsmill 3, LLC**, to ACK Properties, LLC, 14210 Jefferson Davis Highway, Woodbridge, VA 22191; sale on 07/08/19 of Lot 78, 6.63 acres, vacant, use n/a, zoned M1, at 3441 Jefferson Davis Hwy., Stafford, VA, 22554, tax map 21-78; \$500,000 (Instrument# 1900100850).

**Brentsmill 3, LLC**, to AAA Property, LLC, 14210 Jefferson Davis Highway, Woodbridge, VA 22191; sale on 07/08/19 of Lot 76, 0.33 acres, improved, commercial, zoned M1, at 3441 Jefferson Davis Hwy., Stafford, VA, 22554, Aquia District, finished 1,449 sq. ft. warehouse built in 1960, tax map 21-76; \$150,000 (Instrument# 190010854).

**Brentsmill 3, LLC**, to All About Auto, LLC, 14210 Jefferson Davis Highway, Woodbridge, VA 22191; sale on 07/08/19 of Lot 77, 1.67 acres, vacant, use n/a, zoned M1, located on Jefferson Davis Hwy. near Acadia St., Stafford, VA, 22554, Aquia District, tax map 21-77; \$200,000 (Instrument# 190010851).

**Colonial Circuits, Inc.**, to Mark W. Osborn, 1026 Warrenton Road, Fredericksburg, VA 22406; sale on 07/09/19 of Parcel A, 0.34 acres, vacant, use n/a, zoned B2, at 25 Fleet Rd., Fredericksburg, VA, 22406, Hartwood District, tax map 44-104A; \$160,000 (Instrument# 190011035).

### Residential/Lots

**GJJV Partnership**, to Remco Homes & Design, Inc., 64 Mt. Hope Church Road, Stafford, VA 22554; sale on 07/02/19 of Parcel 109, 1.72 acres, vacant, use n/a, zoned A1, at 64 Mt. Hope Church Rd., Stafford, VA, 22554, \$43,000 Deed of Trust with Amanda R. Hayes & Nicholas J. Gehrig, tax map 39-109; \$58,000 (Instrument# 190010685).

**KS Stafford Land, LLC**, to NVR, Inc., 3850 Fettle Park Drive, #201, Dumfries, VA 22025; sale on 07/02/19 of Lot 337, Section 4, Rappahannock Landing, 0.06 acres, vacant, use n/a, zoned R2, at 525 Rolling Valley Dr., Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 338, Section 4, Rappahannock Landing, 0.03 acres, vacant, use n/a, zoned R2, at 527 Rolling Valley Dr., Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 339, Section 4, Rappahannock Landing, 0.03 acres, vacant, use n/a, zoned R2, at 529 Rolling Valley Dr., Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 340, Section 4, Rappahannock Landing, 0.03 acres,

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vacant, use n/a, zoned R2, at 531 Rolling Valley Dr., Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 341, Section 4, Rappahannock Landing, 0.06 acres, vacant, use n/a, zoned R2, at 533 Rolling Valley Dr., Fredericksburg, VA, 22405, Falmouth-Hartwood District, tax map 53M-4-341 53M-4-340 53M-4-339 53M-4-338 53M-4-337; \$428,750 (Instrument# 190010649).

**A.P.L. Limited Liability Company & W.E.K., LLC,** to Matthew Ryan Fleming, 245 Overlook Court, Fredericksburg, VA 22405; sale on 07/03/19 of Lot 56, Section 4, Sprint Valley, 0.05 acres, improved, TH, zoned R2, at 245 Overlook Ct., Fredericksburg, VA, 22405, Falmouth District, finished 1,364 sq. ft. townhouse built in 1986 (\$210,429.00 mortgage with American Financial Network, Inc.), tax map 53-F-4-56; \$206,000 (Instrument# 190010773).

**Key Team, Inc.,** to Sandra P. Jenkins, 159 Greenbank Road, Fredericksburg, VA 22406; sale on 07/03/19 of Lot 82, 2.00 acres, improved, SFD, zoned A2, at 159 Greenbank Rd., Falmouth, VA, 22406, Hartwood District, finished 972 sq. ft. single family dwelling built in 1949 (\$225,834.00 mortgage with Atlantic Coast Mortgage, LLC), Lot 81A, 0.22 acres, vacant, use n/a, zoned A2, located adjacent to 159 Greenbank Rd., Falmouth, VA, 22406, Hartwood District, tax map 44-82 44-81A; \$230,000 (Instrument# 190010804).

**Shelton Woods, LC,** to D.R. Horton, Inc., 181 Harry S. Truman Parkway, #250, Annapolis, MD 21401; sale on 07/03/19 of Lot 61, Section 3, Shelton Woods, 0.39 acres, vacant, use n/a, zoned R1, at 208 Elm St., Stafford, VA, 22554, Rock Hill District, Lot 62, Section 3, Shelton Woods, 0.40 acres, vacant, use n/a, zoned R1, at 210 Elm St., Stafford, VA, 22554, Rock Hill District, Lot 63, Section 3, Shelton Woods, 0.40 acres, vacant, use n/a, zoned R1, at 209 Elm St., Stafford, VA, 22554, Rock Hill District, Lot 64, Section 3, Shelton Woods, 0.38 acres, vacant, use n/a, zoned R1, at 207 Elm St., Stafford, VA, 22554, Rock Hill District, Lot 65, Section 3, Shelton Woods, 0.23 acres, vacant, use n/a, zoned R1, at 205 Elm St., Stafford, VA, 22554, Rock Hill District, tax map 28P-3-61 28P-3-65 28P-3-64 28P-3-63 28P-3-62; \$684,113 (Instrument# 190010806).

**J & Q Greenbank Properties, LLC,** to Cesar Carlos Blanco Avila, 322 Greenbank Road, Fredericksburg, VA 224406; sale on 07/09/19 of Lot 22B, Locust Grove, 1.00 acres, improved, SFD, zoned A2, at 322 Greenbank Rd., Fredericksburg, VA, 22406, Hartwood District, finished 1,296 sq. ft. single family dwelling built in 1977 (\$209,520.00 mortgage with Potomac Mortgage Group, Inc.), tax map 44-22B; \$216,000 (Instrument# 190011100).

**Falls Run Limited Partnership,** to K. Hovnanian at Wellsprings, LLC, 4090-A Lafayette Center Drive,

Chantilly, VA 20151; sale on 07/10/19 of Lot 37, Wellspring Hills, 0.18 acres, vacant, use n/a, zoned R1, at 27 Worsham Ln., Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 38, Wellspring Hills, 0.18 acres, vacant, use n/a, zoned R1, at 25 Worsham Ln., Fredericksburg, VA, 22405, Falmouth-Hartwood District, tax map 45X-37 45X-38; \$234,000 (Instrument# 190011167).

**Nash Stafford, LLC,** to K. Hovnanian at Embrey Mill Village, LLC, 4090-A Lafayette Center Drive, Chantilly, VA 20161; sale on 07/10/19 of Lot 959, Section 6, Phase 1, Embrey Mill, 0.16 acres, vacant, use n/a, zoned PD2, at 457 Gladiola Way, Stafford, VA, 22554, Rock Hill District, Lot 969, Section 6, Phase 1, Embrey Mill, 0.14 acres, vacant, use n/a, zoned PD2, at 329 Boxelder Dr., Stafford, VA, 22554, Rock Hill District, Lot 975, Section 6, Phase 1, Embrey Mill, 0.14 acres, vacant, use n/a, zoned PD2, at 445 Boxelder Dr., Stafford, VA, 22554, Rock Hill District, tax map 29G-6-959 29G-6-969 29G-6-975; \$373,713 (Instrument# 190011165).

**JPI-Mount Pleasant, LLC,** to Westbrooke Homes, LLC, 7989 Kings Highway, King George, VA 22485; sale on 07/11/19 of Lot 5, Mount Pleasant Estates South, 0.73 acres, vacant, SFD, zoned R1, at 282 Anderson Dr., Fredericksburg, VA, 22405, George Washington District, tax map 46U-5; \$122,500 (Instrument# 190011221).

**Miller & Smith at Stafford, LLC,** to NVR, Inc., 3926 Pender Drive, #200, Fairfax, VA 22030; sale on 07/11/19 of Lot 48, Courthouse Manor, 0.20 acres, vacant, use n/a, zoned R1, at 206 Heirloom Way, Stafford, VA, 22554, Lot 52, Courthouse Manor, 0.20 acres, vacant, use n/a, zoned R1, at 222 Heirloom Way, Stafford, VA, 22554, Lot 59, Courthouse Manor, 0.20 acres, vacant, use n/a, zoned R1, at 213 Heirloom Way, Stafford, VA, 22554, tax map 30VV-48 30VV-59 30VV-52; \$513,000 (Instrument# 190011196).

**TI-Richland Forest, LLC,** to Atlantic Builders, Ltd., 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; sale on 07/11/19 of Lot 28, Section 2, Amber Oaks, 3.15 acres, vacant, use n/a, zoned A1, at 313 Snowy Egret Way, Fredericksburg, VA, 22406, Falmouth-Hartwood District, Lot 29, Section 2, Amber Oaks, 3.38 acres, vacant, use n/a, zoned A1, at 317 Snowy Egret Way, Fredericksburg, VA, 22406, Falmouth-Hartwood District, Lot 30, Section 2, Amber Oaks, 3.07 acres, vacant, use n/a, zoned A1, 316 Snowy Egret Way, Fredericksburg, VA, 22406, Falmouth-Hartwood District, Lot 32, Section 2, Amber Oaks, 3.02 acres, vacant, use n/a, zoned A1, at 308 Snowy Egret Way, Fredericksburg, VA, 22406, Falmouth-Hartwood District, tax map 34N-2-28 34N-2-32 34N-2-30 34N-2-29; \$440,000 (Instrument# 190011194).



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**Plank Road Development Company, Inc.**, to K. Hovnanian at Bensen's Mill Estates, Inc., 4090A Lafayette Center Drive, Chantilly, VA 20151; sale on 07/12/19 of Lot 5, Bensen's Mill Estates, 3.00 acres, vacant, use n/a, zoned A1, at 104 Pender Ct., Fredericksburg, VA, 22406, tax map 43V-5; \$175,000 (Instrument# 190011294).

**Rolling Creek Properties, LLC**, to DMO Properties, Inc., 2 Randolph Road, Fredericksburg, VA 22405; sale on 07/12/19 of Lot 18, Section 1, Block 5, Hampstead Village, 0.33 acres, improved, SFD, zoned R1, at 2 Randolph Rd., Fredericksburg, VA, 22405, George Washington District, finished 1,302 sq. ft. single family dwelling built in 1950, tax map 54J-2-5-18; \$155,000 (Instrument# 190011279).

**Rivercreek Properties, LLC**, to James Calvin Davis, 264 Oyster House Road, White Stone, VA 22578; sale on 07/15/19 of Lot 37, Section 1, River Creek, 3.47 acres, vacant, use n/a, zoned A1, located on Brenthem Farm Dr. west of Iron Stone Ct., Fredericksburg, VA, 22405, George Washington District, tax map 60F-1-37; \$235,000 (Instrument# 190011351).

**Nash Stafford, LLC**, to Miller & Smith at Embrey Mill IV, LLC, 8401 Greensboro Drive, #450, McLean, VA 22102; sale on 07/18/19 of Lot 665, Section 5, Phase 1, Embrey Mill, 0.14 acres, vacant, use n/a, zoned PD2, at 1031 Basswood Dr., Stafford, VA, 22554, Rock Hill District, Lot 666, Section 5, Phase 1, Embrey Mill, 0.14 acres, vacant, use n/a, zoned PD2, at 1041 Basswood Dr., Stafford, VA, 22554, Rock Hill District, Lot 667, Section 5, Phase 1, Embrey Mill, 0.14 acres, vacant, use n/a, zoned PD2, at 1051 Basswood Dr., Stafford, VA, 22554, Rock Hill District, Lot 807, Section 5, Phase 1, Embrey Mill, 0.14 acres, vacant, use n/a, zoned PD2, at 1030 Basswood Dr., Stafford, VA, 22554, Rock Hill District, Lot 808, Section 5, Phase 1, Embrey Mill, 0.14 acres, vacant, use n/a, zoned PD2, at 1040 Basswood Dr., Stafford, VA, 22554, Rock Hill District, Lot 809, Section 5, Phase 1, Embrey Mill, 0.14 acres, vacant, use n/a, zoned PD2, at 1050 Basswood Dr., Stafford, VA, 22554, Rock Hill District, Lot 810, Section 5, Phase 1, Embrey Mill, 0.14 acres, vacant, use n/a, zoned Pd2, at 1060 Basswood Dr., Stafford, VA, 22554, Rock Hill District, Lot 811, Section 5, Phase 1, Embrey Mill, 0.14 acres, vacant, use n/a, zoned PD2, at 1070 Basswood Dr., Stafford, VA, 22554, Rock Hill District, Lot 812, Section 5, Phase 1, Embrey Mill, 0.17 acres, vacant, use n/a, zoned PD2, at 1080 Aspen Rd., Stafford, VA, 22554, Rock Hill District, Lot 813, Section 5, Phase 1, Embrey Mill, 0.14 acres, vacant, use n/a, zoned PD2, at 1084 Aspen Rd., Stafford, VA, 22554, Rock Hill District, Lot 816, Section 5, Phase 1, Embrey Mill, 0.21 acres, vacant, use n/a, zoned PD2, at 1096 Aspen Rd., Stafford, VA, 22554, Rock Hill District, tax map 29G-5-665 29G-5-816 29G-5-813 29G-5-812 29G-5-809 29G-5-

811 29G-5-810 29G-5-808 29G-5-807 29G-5-667 29G-5-666; \$1,293,676 (Instrument# 190011674).

**Cobblestone Homes, LLC**, to Kristina Benton, 210 Kings Crest Court, Safford, VA 22554; sale on 07/22/19 of Lot 167, Section 4, Potomac Hills, 0.04 acres, improved, TH, zoned R2, at 210 Kings Crest Ct., Stafford, VA, 22554, Aquia District, finished 2,011 sq. ft. townhouse built in 1993 (\$270,336.00 mortgage with Mortgage Research Center, LLC, tax map 21E-4-167; \$264,000 (Instrument# 190011854).

**KS Stafford Land, LLC**, to NVR, Inc., 3850 Fettle Park Drive, #201, Dumfries, VA 22025; sale on 07/24/19 of Lot 544, Section 4, Rappahannock Landing, 0.09 acres, vacant, use n/a, zoned R2, at 210 Rising Sun Rd., Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 545, Section 4, Rappahannock Landing, 0.05 acres, vacant, use n/a, zoned R2, at 208 Rising Sun Rd., Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 546, Section 4, Rappahannock Landing, 0.05 acres, vacant, use n/a, zoned R2, at 206 Rising Sun Rd., Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 547, Section 4, Rappahannock Landing, 0.05 acres, vacant, use n/a, zoned R2, at 204 Rising Sun Rd., Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 548, Section 4, Rappahannock Landing, 0.05 acres, vacant, use n/a, zoned R2, at 202 Rising Sun Rd., Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 549, Section 4, Rappahannock Landing, 0.09 acres, vacant, use n/a, zoned R2, located on Rising Sun Rd., Fredericksburg, VA, 22405, Falmouth-Hartwood District, tax map 53M-4-546 53M-4-545 53M-4-544 53M-4-549 53M-4-548 53M-4-547; \$642,000 (Instrument# 190012064).

**Nash Stafford, LLC**, to Drees Homes of DC, Inc., 8551 Rixlew Lane, #230, Manassas, VA 20109 Attn: Charles F. Causey; sale on 07/26/19 of Lot 1066, Section 10, Phase 2B, Embrey Mill, 0.25 acres, vacant, use n/a, zoned PD2, at 453 Daylily Ln., Stafford, VA, 22554, Rock Hill District, tax map 29G-10-1066; \$170,964 (Instrument# 190012300).

**Boyers Road, LLC**, to Jonathan Charles Bodwell, 4 Jamestown Court, Stafford, VA 22554; sale on 07/29/19 of Lot 122, Section 2, Austin Ridge, 0.22 acres, improved, SFD, zoned PD1, at 4 Jamestown Ct., Stafford, VA, 22554, finished 3,113 sq. ft. single family dwelling built in 1995, tax map 29C-2-122; \$425,000 (Instrument# 190012437).

**Nash Stafford, LLC**, to IHMW Embrey Mill II, LLC, 4140 Pleasant Valley Road, #200, Chantilly, VA 20151 Attn: Bruce Gould; sale on 07/29/19 of Lot 800, Section 5, Phase 1, Embrey Mill, 0.14 acres, vacant, use n/a, zoned PD2, at 1064 Aspen Rd., Stafford, VA, 22554, Rock Hill District, Lot 803, Section 5, Phase 1, Embrey Mill, 0.17

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acres, vacant, use n/a, zoned PD2, at 1076 Aspen Rd., Stafford, VA, 22554, Rock Hill District, tax map 29G-5-803 29G-5-800; \$268,393 (Instrument# 190012426).

**O'Conor G. Ashby, Trustee**, to JGH Building & Consulting II, LLC, 9 Woodlawn Terrace, Fredericksburg, VA 22405; sale on 07/29/19 of Lot 13, Section 2, Wood Landing Estates, 1.50 acres, vacant, use n/a, zoned A1, at 151 Wood Landing Rd., Fredericksburg, VA, 22405, George Washington District, \$218,800.00 Deed of Trust with Michael J. Barrett, Trustee, Lot 18, Section 2, Wood Landing Estates, 1.51 acres, vacant, use n/a, zoned A1, at 117 Wood Landing Rd., Fredericksburg, VA, 22405, George Washington District, tax map 56U-2-13 56U-2-18; \$218,800 (Instrument# 190012406).

**Charles A. Curry, III**, to Brookstone Homes, Inc., 35 Walpole Street, #205, Stafford, VA 22554; sale on 07/30/19 of Lot 19, Section 3, Meadowbrook Estates, 3.00 acres, vacant, use n/a, zoned A1, located on Falling Creek Dr., Stafford, VA, 22554, \$425,000.00 Deed of Trust with MVB Bank, Inc., tax map 39J-3-19; \$100,000 (Instrument# 190012508).

**H.W.G., LLC**, to JGH Building & Consulting II, LLC, 9 Woodlawn Terrace, Fredericksburg, VA 22405; sale on 07/30/19 of Lot 3, Oaks of River Ridge, 1.51 acres, vacant, use n/a, zoned A1, at 686 Bethel Church Rd., Fredericksburg, VA, 22405, George Washington District, Lot 7, Oaks of River Ridge, 1.56 acres, vacant, use n/a, zoned A1, at 708 Bethel Church Rd., Fredericksburg, VA, 22405, George Washington District, Lot 9, Oaks of River Ridge, 1.53 acres, vacant, use n/a, zoned A1, at 714 Bethel Church Rd., Fredericksburg, VA, 22405, George Washington District, Lot 11, Oaks of River Ridge, 2.17 acres, vacant, use n/a, zoned A1, at 744 Bethel Church Rd., Fredericksburg, VA, 22405, George Washington District, tax map 57A-9 57A-7 57A-11 57A-3; \$400,000 (Instrument# 190012518).

**TI-Richland Forest, LLC**, to Atlantic Builders, Ltd., 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; sale on 07/30/19 of Lot 33, Section 2, Amber Oaks, 3.02 acres, vacant, use n/a, zoned A1, at 304 Snowy Egret Way, Fredericksburg, VA, 22406, Falmouth-Hartwood District, tax map 34N-2-33; \$110,000 (Instrument# 190012469).

**Foundation Development Corporation**, to NVR, Inc., 3926 Pender Drive, #200, Fairfax, VA 22030; sale on 07/31/19 of Lot 10, Brooke Village, 0.18 acres, vacant, use n/a, zoned R1, at 124 Brooke Village Dr., Fredericksburg, VA, 22405, tax map 54AB-10; \$125,000 (Instrument# 190012616).

**Southern Classic Homes, Inc.**, to Kenneth N. Stokes, 43 Clarion Drive, Fredericksburg, VA 22405; sale on 07/31/19 of Lot 74A, Section 3, Sweetbriar Wood, 0.31 acres, improved, SFD, zoned R1, at 43 Clarion Dr.,

Fredericksburg, VA, 22405, George Washington District, finished 2,064 sq. ft. single family dwelling built in 1991 (\$321,100.00 mortgage with Quicken Loans, Inc.), tax map 54W-3-74A; \$338,000 (Instrument# 190012627).

### ***New Home Sales***

**Atlantic Builders, Ltd.**, to Narendra K. Dantala, 328 Boxelder Drive, Stafford, VA 22554; sale on 07/01/19 of Lot 886, Section 6, Phase 1, Embrey Mill, 0.14 acres, improved, SFD, zoned PD2, at 328 Boxelder Dr., Stafford, VA, 22554, Rock Hill District, finished 2,687 sq. ft. single family dwelling built in 2019 (\$403,367.00 mortgage with Caliber Home Loans, Inc.), tax map 29G-6-886; \$424,597 (Instrument# 190010474).

**Hour Homes at Avalon, Inc.**, to Scott J. Micucci, 11 Avalon Lane, Stafford, VA 22556; sale on 07/01/19 of Lot 3, Avalon, 1.50 acres, improved, SFD, zoned A1, at 11 Avalon Ln., Stafford, VA, 22556, finished 3,940 sq. ft. single family dwelling built in 2019 (\$441,814.00 mortgage with M&T Bank), tax map 18AA-3; \$540,558 (Instrument# 190010480).

**NVR, Inc.**, to Pradeep Miglani, 23367 Tradewind Drive, Ashburn, VA 20148; sale on 07/01/19 of Lot 291, Section 4, Rappahannock Landing, 0.06 acres, improved, TH, zoned R2, at 413 Rolling Valley Dr., Fredericksburg, VA, 22405, Falmouth-Hartwood District, finished 1,899 sq. ft. townhouse built in 2019 (\$172,570.00 mortgage with NVR Mortgage Finance, Inc.), tax map 53M-4-291; \$272,570 (Instrument# 190010455).

**NVR, Inc.**, to Ryan Edward Wilson & Whitney Brewster, 209 Courthouse Manor Drive, Stafford, VA 22554; sale on 07/02/19 of Lot 7, Courthouse Manor, 0.20 acres, improved, SFD, zoned R1, at 209 Courthouse Manor Dr., Stafford, VA, 22554, finished 3,224 sq. ft. single family dwelling built in 2019 (\$441,306.00 mortgage with NVR Mortgage Finance, Inc.), tax map 30VV-7; \$454,955 (Instrument# 190010623).

**Pulte Home Company, LLC**, to Tabitha L. Stires, 262 Long Point Drive, Fredericksburg, VA 22406; sale on 07/02/19 of Lot 773, Section 6, Celebrate Virginia North, 0.08 acres, improved, TH, zoned RBC, at 262 Long Point Dr., Fredericksburg, VA, 22406, Hartwood District, finished 2,394 sq. ft. townhouse built in 2019 (\$290,239.00 mortgage with Pulte Mortgage, LLC), tax map 44CC-6-773; \$305,515 (Instrument# 190010647).

**Pulte Home Company, LLC**, to Linda M. Radford & William P. Colosimo, 5 Fenwick Drive, Fredericksburg, VA 22406; sale on 07/02/19 of Lot 534, Section 5B2, Celebrate Virginia North, 0.15 acres, improved, SFD, zoned RBC, at 5 Fenwick Dr., Fredericksburg, VA, 22406, Hartwood District, finished 2,610 sq. ft. single family

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dwelling built in 2019 (\$130,000.00 mortgage with Pulte Mortgage, LLC), tax map 44CC-5B2-534; \$379,351 (Instrument# 190010645).

**K. Hovnanian at Wellsprings, LLC**, to Casmin J. Harris & Heathr Marie Abrams, 4 Worsham Lane, Fredericksburg, VA 22405; sale on 07/03/19 of Lot 6, Wellspring Hills, 0.19 acres, improved, SFD, zoned R1, at 4 Worsham Ln., Fredericksburg, VA, 22405, Falmouth-Hartwood District, finished 2,936 sq. ft. single family dwelling built in 2019 (\$271,950.00 mortgage with K. Hovnanian American Mortgage, LLC), tax map 45X-6; \$401,960 (Instrument# 190010771).

**NVR, Inc.**, to Terry L. Custis, 411 Rolling Valley Drive, Fredericksburg, VA 22405; sale on 07/03/19 of Lot 290, Section 4, Rappahannock Landing, 0.03 acres, improved, TH, zoned R2, at 411 Rolling Valley Dr., Fredericksburg, VA, 22405, Falmouth-Hartwood District, finished 1,707 sq. ft. townhouse built in 2019 (\$253,260.00 mortgage with NVR Mortgage Finance, Inc.), tax map 53M-4-290; \$253,260 (Instrument# 19001077).

**Aaronal Homes, Inc.**, to Ngunkeng Nchindia Ntonghanwah & Alexis Boatemaah Nketiah, 205 Saddle Ridge Lane, Fredericksburg, VA 22406; sale on 07/08/19 of Lot 13, Saddle Ridge, 1.59 acres, improved, SFD, zoned A1, at 205 Saddle Ridge Ln., Fredericksburg, VA, 22406, Hartwood District, finished 5,342 sq. ft. single family dwelling built in 2019 (\$585,000.00 mortgage with Newrez, LLC), tax map 35J-13; \$650,000 (Instrument# 190010852).

**Atlantic Builders, Ltd.**, to James R. Sturdevant, 332 Boxelder Drive, Stafford, VA 22554; sale on 07/08/19 of Lot 887, Section 6, Phase 1, Embrey Mill, 0.15 acres, improved, SFD, zoned PD2, at 332 Boxelder Dr., Stafford, VA, 22554, Rock Hill District, finished 3,189 sq. ft. single family dwelling built in 2019 (\$427,673.00 mortgage with Guaranteed Rate, Inc.), tax map 29G-6-887; \$443,530 (Instrument# 190010855).

**Stafford County Vocational Education Foundation, Inc.**, to Eizardo I. Arango Newton & Lynette Davila, 277 Deacon Road, Fredericksburg, VA 22405; sale on 07/08/19 of Lot 7, Block B, Highlaln Home, 0.53 acres, improved, SFD, zoned R1, at 277 Deacon Rd., Fredericksburg, VA, 22405, finished 3,011 sq. ft. single family dwelling built in 2019 (\$348,570.00 mortgage with Homeside Financial, LLC), tax map 54A-1B-7; \$355,000 (Instrument# 190010913).

**Westbrooke Homes, LLC**, to Eric D. Strickhouser, 125 Saddle Ridge Lane, Fredericksburg, VA 22406; sale on 07/08/19 of Lot 16, Saddle Ridge, 1.51 acres, improved, SFD, zoned PD2, at 125 Saddle Ridge Ln., Fredericksburg, VA, 22406, finished 3,362 sq. ft. single family dwelling built in 2019 (\$568,000.00 mortgage with Johnson

Mortgage Company, LLC), tax map 35J-16; \$597,895 (Instrument# 190010904).

**GTIS-HOV Leeland Station, LLC**, to Christopher Richards, 240 Smyrna Street, Fredericksburg, VA 22405; sale on 07/09/19 of Lot 14, Section 8, Leeland Station, 3.15 acres, improved, SFD, zoned PD1, at 240 Smyrna St., Fredericksburg, VA, 22405, finished 5,582 sq. ft. single family dwelling built in 2019 (\$793,012.00 mortgage with Fulton Bank), tax map 46M-8-14; \$793,012 (Instrument# 190011068).

**NVR, Inc.**, to Sumeet Kaur, 107 Oak Road, Stafford, VA 22556; sale on 07/09/19 of Lot 14, Onville Estates, 0.71 acres, improved, SFD, zoned A2, at 107 Oak Rd., Stafford, VA, 22556, finished 4,390 sq. ft. single family dwelling built in 2019 (\$529,326.00 mortgage with NVR Mortgage Finance, Inc.), tax map 20AB-14; \$588,140 (Instrument# 190011052).

**Poplar Heritage, LLC**, to Christopher R. Cunningham, 757 Poplar Road, Stafford, VA 22556; sale on 07/09/19 of Lot 37B, 0.41 acres, improved, SFD, zoned A1, at 757 Poplar Rd., Stafford, VA, 22556, Hartwood District, finished 1,664 sq. ft. single family dwelling built in 2019 (\$349,900.00 mortgage with USAA Federal Savings Bank), tax map 26-37B; \$349,900 (Instrument# 190011083).

**Westbrooke Homes, LLC**, to Daniel I. Crosby, 215 Saddle Ridge Lane, Fredericksburg, VA 22406; sale on 07/09/19 of Lot 12, Saddle Ridge, 1.59 acres, improved, SFD, zoned A1, at 215 Saddle Ridge Ln., Fredericksburg, VA, 22406, Hartwood District, finished 3,532 sq. ft. single family dwelling built in 2018 (\$511,955.00 mortgage with Johnson Mortgage Company, LLC), tax map 35J-12; \$538,900 (Instrument# 190011089).

**Atlantic Builders, Ltd.**, to Andre D. Arman, 324 Boxelder Drive, Stafford, VA 22554; sale on 07/10/19 of Lot 885, Section 6, Phase 1, Embrey Mill, 0.13 acres, improved, SFD, zoned PD2, at 324 Boxelder Dr., Stafford, VA, 22554, Rock Hill District, finished 2,373 sq. ft. single family dwelling built in 2019 (\$376,960.00 mortgage with Caliber Home Loans, Inc.), tax map 29G-6-885; \$406,960 (Instrument# 190011147).

**NVR, Inc.**, to Erika Fleming, 407 Rolling Valley Drive, Fredericksburg, VA 22405; sale on 07/10/19 of Lot 288, Section 4, Rappahannock Landing, 0.03 acres, improved, TH, zoned R2, at 407 Rolling Valley Dr., Fredericksburg, VA, 22405, Falmouth-Hartwood District, finished 1,899 sq. ft. townhouse built in 2019 (\$258,756.00 mortgage with NVR Mortgage Finance, Inc.), tax map 53M-4-288; \$263,530 (Instrument# 190011163).

**IHMW Embrey Mill II, LLC**, to Stephen F. Piaskowski, Jr., 1000 Forsythia Lane, Stafford, VA 22554; sale on 07/11/19 of Lot 722, Section 5, Phase 1, Embrey Mill, 0.16 acres, improved, SFD, zoned PD2, at 1000



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Forsythia Ln., Stafford, VA, 22554, Rock Hill District, finished 3,806 sq. ft. single family dwelling built in 2019 (\$425,560.00 mortgage with First Heritage Mortgage, LLC), tax map 29G-5-722; \$472,844 (Instrument# 190011209).

**NVR, Inc.**, to Bryan Alexis Cosme, 305 Courthouse Manor Drive, Stafford, VA 22554; sale on 07/11/19 of Lot 15, Courthouse Manor, 0.20 acres, improved, SFD, zoned R1, at 305 Courthouse Manor Dr., Stafford, VA, 22554, finished 3,282 sq. ft. single family dwelling built in 2019 (\$481,670.00 mortgage with NVR Mortgage Finance, Inc.), tax map 30VV-15; \$481,670 (Instrument# 190011219).

**Pulte Home Company, LLC**, to Nicholas P. Mammarella, Trustee, 205 Montera Avenue, Fredericksburg, VA 22406; sale on 07/11/19 of Lot 622, Section 5B2, Celebrate Virginia North, 0.13 acres, improved, SFD, zoned RBC, at 205 Montera Ave., Fredericksburg, VA, 22406, Hartwood District, finished 2,663 sq. ft. single family dwelling built in 2019, tax map 44CC-5B2-622; \$412,608 (Instrument# 190011218).

**D.R. Horton, Inc.**, to David L. Clarke, 15 Melbourne Drive, Fredericksburg, VA 22405; sale on 07/12/19 of Lot 59, Section 1C, Southgate, 0.26 acres, improved, SFD, zoned R1, at 15 Melbourne Dr., Fredericksburg, VA, 22405, finished 3,318 sq. ft. single family dwelling built in 2018 (\$406,600.00 mortgage with DHI Mortgage Company, Ltd.), tax map 45U-1C-59; \$428,000 (Instrument# 190011314).

**Drees Homes of DC, Inc.**, to Edward L. Campbell, 208 Rock Raymond Drive, Stafford, VA 22554; sale on 07/12/19 of Lot 56, Section 3, Aquia Overlook, 3.00 acres, improved, SFD, zoned A1, at 208 Rock Raymond Dr., Stafford, VA, 22554, finished 5,354 sq. ft. single family dwelling built in 2019 (\$498,249.00 mortgage with Fairway Independent Mortgage Corporation), tax map 31J-3-56; \$711,785 (Instrument# 190011284).

**NVR, Inc.**, to Sylvia Thames & Dajon Daniel, 405 Rolling Valley Drive, Fredericksburg, VA 22405; sale on 07/12/19 of Lot 287, Section 4, Rappahannock Landing, 0.03 acres, improved, TH, zoned R2, at 405 Rolling Valley Dr., Fredericksburg, VA, 22405, Falmouth-Hartwood District, finished 1,899 sq. ft. townhouse built in 2019 (\$8,688.00 mortgage with NVR Mortgage Finance, Inc.), tax map 53M-4-287; \$248,240 (Instrument# 190011291).

**Brytmark at Moncure Valley, LLC**, to Darnell Wynn & Arlonda Purvis, 43 Doria Hill Drive, Stafford, VA 22554; sale on 07/15/19 of Lot 20, Section 2, Bells Valley, 0.18 acres, improved, SFD, zoned R1, at 43 Doria Hill Dr., Stafford, VA, 22554, Aquia District, finished 2,144 sq. ft. single family dwelling built in 2019 (\$379,201.00 mortgage with Vellum Mortgage, Inc.), tax map 30UU-2-20; \$392,295 (Instrument# 190011403).

**NVR, Inc.**, to Manu Dev Arora, 12 Jordan Lane, Glenville, NY 12302; sale on 07/15/19 of Lot 556, Section 4, Rappahannock Landing, 0.07 acres, improved, TH, zoned R2, at 412 Rolling Valley Dr., Fredericksburg, VA, 22405, Falmouth-Hartwood District, finished 2,142 sq. ft. townhouse built in 2019 (\$158,875.00 mortgage with NVR Mortgage Finance, Inc.), tax map 53M-4-556; \$317,750 (Instrument# 190011379).

**Pulte Home Company, LLC**, to Valsamma T. Kandathil, Trustee, 15 McQuarie Drive, Fredericksburg, VA 22406; sale on 07/15/19 of Lot 570, Section 5B1, Celebrate Virginia North, 0.09 acres, improved, TH, zoned RBC, at 15 McQuarie Dr., Fredericksburg, VA, 22406, Hartwood District, finished 3,799 sq. ft. single family dwelling built in 2015, tax map 44CC-5B1-570; \$399,990 (Instrument# 190011386).

**Westbrooke Homes, LLC**, to Michael A. Ladd, 622 Bethel Church Road, Fredericksburg, VA 22405; sale on 07/15/19 of Lot 3A, Poplar Valley Estates, 3.01 acres, improved, SFD, zoned A1, at 622 Bethel Church Rd., Fredericksburg, VA, 22405, finished 2,679 sq. ft. single family dwelling built in 2019 (\$453,037.00 mortgage with Johnson Mortgage Company, LLC), tax map 57-3A; \$481,757 (Instrument# 190011399).

**Drees Homes of DC, Inc.**, to James Buckley, 1200 Coastal Avenue, Stafford, VA 22554; sale on 07/16/19 of Lot 1097, Section 10, Phase 2B, Embrey Mill, 0.17 acres, improved, SFD, zoned PD2, at 1200 Coastal Ave., Stafford, VA, 22554, Rock Hill District, finished 4,265 sq. ft. single family dwelling built in 2019 (\$467,734.00 mortgage with USAA Federal Savings Bank), tax map 29G-10-1097; \$577,560 (Instrument# 190011503).

**GTIS-HOV Leeland Station, LLC**, to Gregory Armstrong, 108 Silver Comet Court, Fredericksburg, VA 22405; sale on 07/16/19 of Lot 678, Section 6AB, Leeland Station, 0.15 acres, improved, SFD, zoned PD1, at 108 Silver Comet Ct., Fredericksburg, VA, 22405, finished 3,658 sq. ft. single family dwelling built in 2019 (\$375,300.00 mortgage with K. Hovnanian American Mortgage, LLC), tax map 46M-6AB-678; \$397,260 (Instrument# 190011478).

**NVR, Inc.**, to Kyle N. Daly, 403 Rolling Valley Drive, Fredericksburg, VA 22405; sale on 07/16/19 of Lot 286, Section 4, Rappahannock Landing, 0.06 acres, improved, TH, zoned R2, at 403 Rolling Valley Dr., Fredericksburg, VA, 22405, Falmouth-Hartwood District, finished 1,707 sq. ft. townhouse built in 2019 (\$244,685.00 mortgage with Loandepot.com, LLC), tax map 53M-4-286; \$254,685 (Instrument# 190011460).

**Sona, Inc.**, to Joab Congrains, 231 Mount Hope Church Road, Stafford, VA 22554; sale on 07/16/19 of Lot 3, Mount Hope Estates, 3.95 acres, improved, SFD, zoned A1,

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at 231 Mount Hope Church Rd., Stafford, VA, 22554, finished 4,058 sq. ft. single family dwelling built in 2017 (\$532,000.00 mortgage with Century Lending Company), tax map 39Q-3; \$552,000 (Instrument# 190011518).

**GTIS-HOV Leeland Station, LLC**, to James Gray Murray, IV, 105 Adelaide Court, Fredericksburg, VA 22405; sale on 07/17/19 of Lot 3, Section 8, Leeland Station, 3.03 acres, improved, SFD, zoned A1, at 105 Adelaide Ct., Fredericksburg, VA, 22405, finished 4,900 sq. ft. single family dwelling built in 2019 (\$581,600.00 mortgage with K. Hovnanian American Mortgage, LLC), tax map 46M-8-3; \$612,623 (Instrument# 19001158).

**Drees Homes of DC, Inc.**, to John Akanni, 951 Forsythia Lane, Stafford, VA 22554; sale on 07/18/19 of Lot 633, Section 4B, Phase 1, Embrey Mill, 0.15 acres, improved, SFD, zoned PD2, at 951 Forsythia Ln., Stafford, VA, 22554, Rock Hill District, finished 3,467 sq. ft. single family dwelling built in 2019 (\$417,534.00 mortgage with First Equity Mortgage, Inc.), tax map 29G-4B-633; \$439,510 (Instrument# 190011698).

**NVR, Inc.**, to Jeffrey Adam Stillwell, Jr. & Jessica Renee Jones, 130 Brooke Village Drive, Fredericksburg, VA 22405; sale on 07/18/19 of Lot 13, Brooke Village, 0.18 acres, improved, SFD, zoned R1, at 130 Brooke Village Dr., Fredericksburg, VA, 22405, finished 2,820 sq. ft. single family dwelling built in 2019 (\$364,971.00 mortgage with NVR Mortgage Finance, Inc.), tax map 54AB-13; \$384,180 (Instrument# 190011682).

**IHMW Embrey Mill II, LLC**, to Ayodale J. Deveneaux, 1030 Forsythia Lane, Stafford, VA 22554; sale on 07/19/19 of Lot 719, Section 5, Phase 1, Embrey Mill, 0.14 acres, improved, SFD, zoned PD2, at 1030 Forsythia Ln., Stafford, VA, 22554, Rock Hill District, finished 3,675 sq. ft. single family dwelling built in 2019 (\$496,709.00 mortgage with First Heritage Mortgage, LLC), tax map 29G-5-719; \$522,852 (Instrument# 190011747).

**NVR, Inc.**, to Dagmar Michelle Torres, 106 Brooke Village Drive, Fredericksburg, VA 22405; sale on 07/19/19 of Lot 4, Brooke Village, 0.18 acres, improved, SFD, zoned R1, at 106 Brooke Village Dr., Fredericksburg, VA, 22405, finished 2,572 sq. ft. single family dwelling built in 2019 (\$424,304.00 mortgage with NVR Mortgage Finance, Inc.), tax map 54A-B-4; \$410,750 (Instrument# 190011749).

**Hour Homes at Seasons Landing, Inc.**, to Matthew Paul Gladue, 105 Hope Forest Court, Stafford, VA 22554; sale on 07/22/19 of Lot 12, Hope Forest, 0.39 acres, improved, SFD, zoned R1, at 105 Hope Forest Ct., Stafford, VA, 22554, Aquia District, finished 3,328 sq. ft. single family dwelling built in 2019 (\$507,612.00 mortgage with Guaranteed Rate, Inc.), tax map 30WW-12; \$507,612 (Instrument# 190011897).

**Hour Homes, Inc.**, to Jason Randall Fenton, 610 Montpelier Drive, Stafford, VA 22556; sale on 07/22/19 of Lot 5, Churchill Meadows, 1.52 acres, improved, SFD, zoned A1, at 610 Montpelier Dr., Stafford, VA, 22556, Rock Hill District, finished 4,647 sq. ft. single family dwelling built in 2019 (\$565,811.00 mortgage with Guaranteed Rate, Inc.), tax map 18Z-5; \$599,811 (Instrument# 190011865).

**Drees Homes of DC, Inc.**, to Jessie Smallwood, 1228 Coastal Avenue, Stafford, VA 22554; sale on 07/23/19 of Lot 1090, Section 10, Phase 2B, Embrey Mill, 0.17 acres, improved, SFD, zoned PD2, at 1228 Coastal Ave., Stafford, VA, 22554, Rock Hill District, finished 4,405 sq. ft. single family dwelling built in 2019 (\$475,891.00 mortgage with First Equity Mortgage, Inc.), tax map 29G-10-1090; \$594,864 (Instrument# 190012009).

**IHMW Embrey Mill II, LLC**, to Patrick Michael Pettit, 1050 Forsythia Lane, Stafford, VA 22554; sale on 07/23/19 of Lot 717, Section 5, Phase 1, Embrey Mill, 0.14 acres, improved, SFD, zoned PD2, at 1050 Forsythia Ln., Stafford, VA, 22554, Rock Hill District, finished 3,830 sq. ft. single family dwelling built in 2019 (\$395,744.00 mortgage with First Heritage Mortgage, LLC), tax map 29G-5-717; \$494,680 (Instrument# 190011989).

**Miller & Smith at Embrey Mill IV, LLC**, to Daniel Thomas Boggs, 653 Crab Apple Drive, Stafford, VA 22554; sale on 07/23/19 of Lot 1017, Section 6, Phase 1, Embrey Mill, 0.14 acres, improved, SFD, zoned PD2, at 653 Crab Apple Dr., Stafford, VA, 22554, Rock Hill District, finished 2,830 sq. ft. single family dwelling built in 2019 (\$387,830.00 mortgage with Atlantic Coast Mortgage, LLC), tax map 29G-6-1017; \$437,830 (Instrument# 190011973).

**U.S. Home Corporation**, to David Mauricio Toro, 40 Shermans Ridge Road, Stafford, VA 22554; sale on 07/23/19 of Lot 13, Liberty Knolls West, 0.23 acres, improved, SFD, zoned R2, at 40 Shermans Ridge Rd., Stafford, VA, 22554, Rock Hill District, finished 4,976 sq. ft. single family dwelling built in 2019 (\$625,000.00 mortgage with Eagle Home Mortgage, LLC), tax map 29N-13; \$625,000 (Instrument# 190011995).

**Atlantic Builders, Ltd.**, to Patrick Marshall Hudgens, 101 Moffett Lane, Fredericksburg, VA 22406; sale on 07/24/19 of Lot 9, Kellogg Mill, 1.50 acres, improved, SFD, zoned A1, at 101 Moffett Ln., Fredericksburg, VA, 22406, Hartwood District, finished 4,088 sq. ft. single family dwelling built in 2019 (\$579,721.00 mortgage with Stearns Lending, LLC), Lot E, Kellogg Mill, 8.50 acres, vacant, use n/a, zoned A1, located adjacent to 101 Moffett Ln., Fredericksburg, VA, 22406, Hartwood District, tax map 36J-E 36J-9; \$579,721 (Instrument# 190012062).

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**Foundation Homes, Inc.**, to Samuel Imbriale, 1013 Wythe Court, Fredericksburg, VA 2205; sale on 07/24/19 of Lot 14, Section 1, Falmouth Heights, 0.38 acres, improved, SFD, zoned R1, at 1013 Wythe Ct., Fredericksburg, VA, 22405, Leeland District, finished 2,164 sq. ft. single family dwelling built in 2019 (\$365,490.00 mortgage with George Mason Mortgage, LLC), tax map 46B-1-14; \$406,100 (Instrument# 190012101).

**Pulte Home Company, LLC**, to Clarence R. Brown, 205 Fenwick Drive, Fredericksburg, VA 22406; sale on 07/24/19 of Lot 512, Section 5B2, Celebrate Virginia North, 0.20 acres, improved, SFD, zoned RBC, at 205 Fenwick Dr., Fredericksburg, VA, 22406, Hartwood District, finished 4,106 sq. ft. single family dwelling built in 2019 (\$565,000.00 mortgage with Pulte Mortgage, LLC), tax map 44CC-5B2-512; \$565,000 (Instrument# 190012097).

**SM Stafford, LLC**, to Nicole E. Ward, 508 Gladiola Way, Stafford, VA 22554; sale on 07/24/19 of Lot 934, Section 6, Phase 1, Embrey Mill, 0.14 acres, improved, SFD, zoned PD2, at 508 Gladiola Way, Stafford, VA, 22554, Rock Hill District, finished 2,736 sq. ft. single family dwelling built in 2019 (\$439,005.00 mortgage with First Heritage Mortgage, LLC), tax map 29G-6-934; \$484,395 (Instrument# 190012065).

**Stacybilt Homes, LLC**, to Alie S. Sahid & Wilhemina Koroma, 55 Hampton Park Road, Stafford, VA 22554; sale on 07/24/19 of Lot 3, Oaks at Park Ridge, 0.46 acres, improved, SFD, zoned R1, at 55 Hampton Park Rd., Stafford, VA, 22554, Rock Hill District, finished 3,372 sq. ft. single family dwelling built in 2019 (\$441,849.00 mortgage with Navy Federal Credit Union), tax map 20-19E; \$451,000 (Instrument# 190012090).

**Drees Homes of DC, Inc.**, to Josef R. Argueta & Liza C. Valle, 931 Coriander Lane, Stafford, VA 22554; sale on 07/25/19 of Lot 612, Section 4B, Phase 1, Embrey Mill, 0.15 acres, improved, SFD, zoned PD2, at 931 Coriander Ln., Stafford, VA, 22554, Rock Hill District, finished 2,581 sq. ft. single family dwelling built in 2019 (\$430,350.00 mortgage with First Mortgage Corporation), tax map 29G-4B-612; \$453,000 (Instrument# 190012209).

**K. Hovnanian at Embrey Mill Village, LLC**, to Anthony Colantoni & Desiree McKenzie, 401 Gladiola Way, Stafford, VA 22554; sale on 07/25/19 of Lot 968, Section 6, Phase 1, Embrey Mill, 0.17 acres, improved, SFD, zoned PD2, at 401 Gladiola Way, Stafford, VA, 22554, Rock Hill District, finished 2,082 sq. ft. single family dwelling built in 2019 (\$286,000.00 mortgage with M&T Bank), tax map 29G-6-968; \$442,556 (Instrument# 190012203).

**NVR, Inc.**, to Wayne Tubbs, 107 Heathcote Place, Stafford, VA 22554; sale on 07/25/19 of Lot 73, Courthouse Manor, 0.21 acres, improved, SFD, zoned R1, at 107 Heathcote Pl., Stafford, VA, 22554, finished 2,614 sq. ft. single family dwelling built in 2019 (\$323,500.00 mortgage with SWBC Mortgage Corporation), tax map 30VV-73; \$440,710 (Instrument# 190012176).

**George Lockwood, LLC**, to Joseph Angemi, Jr., 452 Decatur Road, Stafford, VA 22554; sale on 07/26/19 of Lot 1, Decatur Estates, 1.01 acres, improved, SFD, zoned A2, at 452 Decatur Rd., Stafford, VA, 22554, Aquia District, finished 2,796 sq. ft. single family dwelling built in 2019 (\$382,850.00 mortgage with Prosperity Home Mortgage, LLC), tax map 31Q-1; \$403,000 (Instrument# 190012251).

**NVR, Inc.**, to Kimberly Dawn Trainum, 108 Brooke Village Drive, Fredericksburg, VA 22405; sale on 07/26/19 of Lot 5, Brooke Village, 0.18 acres, improved, SFD, zoned R1, at 108 Brooke Village Dr., Fredericksburg, VA, 22406, finished 2,695 sq. ft. single family dwelling built in 2019 (\$385,433.00 mortgage with NVR Mortgage Finance, Inc.), tax map 54AB-5; \$398,742 (Instrument# 190012274).

**NVR, Inc.**, to Kim Joel Torgerson, 36 Oak Road, Stafford, VA 22556; sale on 07/26/19 of Lot 23, Onville Estates, 0.76 acres, improved, SFD, zoned A2, at 36 Oak Rd., Stafford, VA, 22556, finished 4,509 sq. ft. single family dwelling built in 2019 (\$622,368.00 mortgage with Navy Federal Credit Union), tax map 20AB-23; \$622,368 (Instrument# 190012289).

**NVR, Inc.**, to Lukas Safranek, 109 Brooke Village Drive, Fredericksburg, VA 22405; sale on 07/26/19 of Lot 18, Brooke Village, 0.18 acres, improved, SFD, zoned R1, at 109 Brooke Village Dr., Fredericksburg, VA, 22405, finished 2,804 sq. ft. single family dwelling built in 2019 (\$383,485.00 mortgage with NVR Mortgage Finance, Inc.), tax map 54AB-18; \$390,539 (Instrument# 190012276).

**NVR, Inc.**, to Laura Dillon, 231 Courthouse Manor Drive, Stafford, VA 22554; sale on 07/26/19 of Lot 13, Courthouse Manor, 0.20 acres, improved, SFD, zoned R1, at 231 Courthouse Manor Dr., Stafford, VA, 22554, finished 2,468 sq. ft. single family dwelling built in 2019 (\$396,218.00 mortgage with NVR Mortgage Finance, Inc.), tax map 30VV-13; \$411,675 (Instrument# 190012279).

**NVR, Inc.**, to Mina Alfy, 400 Rolling Valley Drive, Fredericksburg, VA 22405; sale on 07/26/19 of Lot 561, Section 4, Rappahannock Landing, 0.07 acres, improved, TH, zoned R2, at 400 Rolling Valley Dr., Fredericksburg, VA, 22405, Falmouth-Hartwood District, finished 1,930 sq. ft. townhouse built in 2019 (\$175,000.00 mortgage with NVR Mortgage Finance, Inc.), tax map 53M-4-561; \$292,860 (Instrument# 190012281).

**Pulte Home Company, LLC**, to Lorrie L. Foley, 23 Fenwick Drive, Fredericksburg, VA 22406; sale on



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07/26/19 of Lot 709, Section 5B2, Celebrate Virginia North, 0.13 acres, improved, SFD, zoned RBC, at 23 Fenwick Dr., Fredericksburg, VA, 22406, Hartwood District, finished 2,433 sq. ft. single family dwelling built in 2019 (\$135,000.00 mortgage with Pulte Mortgage, LLC), tax map 44CC-5B2-709; \$340,243 (Instrument# 190012272).

**Pulte Home Company, LLC**, to Sondra Denise Jones, 206 Castle Hill Drive, Fredericksburg, VA 22406; sale on 07/26/19 of Lot 1112, Section 6, Celebrate Virginia North, 0.28 acres, improved, SFD, zoned RBC, at 206 Castle Hill Dr., Fredericksburg, VA, 22406, Hartwood District, finished 3,130 sq. ft. single family dwelling built in 2019 (\$189,695.00 mortgage with Pulte Mortgage, LLC), tax map 44CC-6-1112; \$439,695 (Instrument# 190012270).

**D.R. Horton, Inc.**, to Alexander P. Morales, 115 Old Oaks Court, Stafford, VA 22554; sale on 07/29/19 of Lot 54, Section 3, Shelton Woods, 0.35 acres, improved, SFD, zoned R1, at 115 Old Oaks Ct., Stafford, VA, 22554, Hartwood District, finished 3,040 sq. ft. single family dwelling built in 2019 (\$335,990.00 mortgage with DHI Mortgage Company, Ltd.), tax map 28P-3-54; \$485,990 (Instrument# 190012422).

**Drees Homes of DC, Inc.**, to Justin W. Green, 648 Crab Apple Drive, Stafford, VA 22554; sale on 07/29/19 of Lot 1027, Section 6, Phase 1, Embrey Mill, 0.15 acres, improved, SFD, zoned PD2, at 648 Crabapple Dr., Stafford, VA, 22554, Rock Hill District, finished 3,236 sq. ft. single family dwelling built in 2019 (\$436,093.00 mortgage with First Equity Mortgage, Inc.), tax map 29G-6-1027; \$459,045 (Instrument# 190012420).

**GTIS-HOV Leeland Station, LLC**, to Christine Law Schaffer, 232 Switchyard Court, Fredericksburg, VA 22405; sale on 07/29/19 of Lot 699, Section 6AB, Leeland Station, 0.20 acres, improved, SFD, zoned PD1, at 212 Switchyard Ct., Fredericksburg, VA, 22405, finished 2,944 sq. ft. single family dwelling built in 2019, tax map 46M-6AB-699; \$478,536 (Instrument# 190012386).

**GTIS-HOV Leeland Station, LLC**, to Glynis Annette Taylor, 110 Laconia Drive, Fredericksburg, VA 22405; sale on 07/29/19 of Lot 9, Section 8, Leeland Station, 3.00 acres, improved, SFD, zoned A1, at 110 Laconia Dr., Fredericksburg, VA, 22405, finished 3,786 sq. ft. single family dwelling built in 2019 (\$667,834.00 mortgage with K. Hovnanian American Mortgage, LLC), tax map 46M-8-9; \$646,570 (Instrument# 190012380).

**IHMW Embrey Mill II, LLC**, to Felicia N. Minor & Khalil A. Calliste, 1060 Forsythia Lane, Stafford, VA 22554; sale on 07/29/19 of Lot 716, Section 5, Phase 1, Embrey Mill, 0.14 acres, improved, SFD, zoned PD2, at 1060 Forsythia Ln., Stafford, VA, 22554, Rock Hill District, finished 3,012 sq. ft. single family dwelling built

in 2019 (\$451,937.00 mortgage with First Heritage Mortgage, LLC), tax map 29G-5-716; \$460,276 (Instrument# 190012382).

**Miller & Smith at Embrey Mill IV, LLC**, to Joseph P. Shrift, 645 Crab Apple Drive, Stafford, VA 22554; sale on 07/29/19 of Lot 1015, Section 6, Phase 1, Embrey Mill, 0.14 acres, improved, SFD, zoned PD2, at 645 Crab Apple Dr., Stafford, VA, 22554, Rock Hill District, finished 2,846 sq. ft. single family dwelling built in 2019 (\$424,881.00 mortgage with M&T Bank), tax map 29G-6-1015; \$432,720 (Instrument# 190012402).

**NVR, Inc.**, to Kaylin Jennings-Knight, 404 Rolling Valley Drive, Fredericksburg, VA 22405; sale on 07/29/19 of Lot 559, Section 4, Rappahannock Landing, 0.04 acres, improved, TH, zoned R2, at 404 Rolling Valley Dr., Fredericksburg, VA, 22405, Falmouth-Hartwood District, finished 2,290 sq. ft. townhouse built in 2019 (\$302,755.00 mortgage with NVR Mortgage Finance, Inc.), tax map 53M-4-559; \$302,755 (Instrument# 190012394).

**NVR, Inc.**, to Daraza Long, 86 Penns Charter lane, Stafford, VA 22554; sale on 07/29/19 of Lot 101, Section 2, Liberty Knolls, 0.61 acres, improved, SFD, zoned R1, at 86 Penns Charter Ln., Stafford, VA, 22554, Rock Hill District, finished 4,033 sq. ft. single family dwelling built in 2019 (\$583,979.00 mortgage with NVR Mortgage Finance, Inc.), tax map 29H-2-101; \$583,979 (Instrument# 190012396).

**Pulte Home Company, LLC**, to Anthony F. Welch, 10 Pensacola Street, Fredericksburg, VA 22406; sale on 07/29/19 of Lot 563, Section 5B-1, Celebrate Virginia North, 0.16 acres, improved, SFD, zoned RBC, at 10 Pensacola St., Fredericksburg, VA, 22406, Hartwood District, finished 2,182 sq. ft. single family dwelling built in 2019 (\$99,029.00 mortgage with Pulte Mortgage, LLC), tax map 44CC-5B1-563; \$369,029 (Instrument# 190012389).

**U.S. Home Corporation**, to Nersa Johnson, 50 Shermans Ridge Road, Stafford, VA 22554; sale on 07/29/19 of Lot 17, Liberty Knolls West, 0.25 acres, improved, SFD, zoned R2, at 50 Shermans Ridge Rd., Stafford, VA, 22554, Rock Hill District, finished 3,683 sq. ft. single family dwelling built in 2019 (\$472,375.00 mortgage with Bank of America), tax map 29N-17; \$497,237 (Instrument# 190012384).

**Westbrooke Homes, LLC**, to Diana F. Cloud & Ricky D. Habron, Jr., 49 Miracle Valley Lane, Fredericksburg, VA 22405; sale on 07/29/19 of Parcel 108A, 3.00 acres, improved, SFD, zoned A2, at 49 Miracle Valley Ln., Fredericksburg, VA, 22405, finished 2,648 sq. ft. single family dwelling built in 2019 (\$457,129.00 mortgage with The Freedom Bank of Virginia), tax map 46-108A; \$465,562 (Instrument# 190012424).

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**Foundation Homes, Inc.**, to Shana Kerey, 13 Greenland Court, Fredericksburg, VA 22405; sale on 07/30/19 of Lot 250, Section 8, Argyle Hills, 0.36 acres, improved, SFD, zoned R1, at 13 Greenland Ct., Fredericksburg, VA, 22405, finished 1,732 sq. ft. single family dwelling built in 2019, tax map 54X-8-250; \$308,000 (Instrument# 190012516).

**NVR, Inc.**, to Sheikh Hossain & Nowshin Pial, 105 Heathcote Place, Stafford, VA 22554; sale on 07/30/19 of Lot 72, Courthouse Manor, 0.20 acres, improved, SFD, zoned R1, at 105 Heathcote Pl., Stafford, VA, 22554, finished 4,045 sq. ft. single family dwelling built in 2019 (\$441,769.00 mortgage with NVR Mortgage Finance, Inc.), tax map 30VV-72; \$465,020 (Instrument# 190012502).

**NVR, Inc.**, to Lorraine Kaye Brown, 221 Courthouse Manor Drive, Stafford, 22554; sale on 07/30/19 of Lot 10, Courthouse Manor, 0.20 acres, improved, SFD, zoned R1, at 221 Courthouse Manor Rd., Stafford, VA, 22554, finished 3,263 sq. ft. single family dwelling built in 2019 (\$418,491.00 mortgage with NVR Mortgage Finance, Inc.), tax map 30VV-10; \$464,990 (Instrument# 190012496).

**Atlantic Builders, Ltd.**, to Kristin Robertson, 204 Bennington Way, Stafford, VA 22556; sale on 07/31/19 of Lot 28, Section 3, Saratoga Woods, 1.53 acres, improved, SFD, zoned A1, at 204 Bennington Way, Stafford, VA, 22556, Falmouth-Hartwood District, finished 5,031 sq. ft. single family dwelling built in 2019 (\$534,961.00 mortgage with George Mason Mortgage, LLC), tax map 36H-3-28; \$668,702 (Instrument# 190012622).

**Atlantic Builders, Ltd.**, to Carmela Lee, 119 Bennington Way, Stafford, VA 22556; sale on 07/31/19 of Lot 40, Section 4, Saratoga Woods, 1.50 acres, improved, SFD, zoned A1, at 119 Bennington Way, Stafford, VA, 22556, Falmouth-Hartwood District, finished 2,757 sq. ft. single family dwelling built in 2019 (\$463,799.00 mortgage with Guaranteed Rate, Inc.), tax map 36H-4-40; \$488,210 (Instrument# 190012620).

**K. Hovnanian at Embrey Mill Village, LLC**, to Serkan Hur, 313 Boxelder Drive, Stafford, VA 22554; sale on 07/31/19 of Lot 973, Section 6, Phase 1, Embrey Mill, 0.13 acres, improved, SFD, zoned PD2, at 313 Boxelder Dr., Stafford, VA, 22554, Rock Hill District, finished 3,838 sq. ft. single family dwelling built in 2019 (\$445,000.00 mortgage with K. Hovnanian American Mortgage, LLC), tax map 29G-6-973; \$468,448 (Instrument# 190012651).

**Miller & Smith at Embrey Mill III, LLC**, to Rahsaan Andrews, 438 Boxelder Drive, #102, Stafford, VA 22554; sale on 07/31/19 of Condo Unit(s) 102, Phase 4, Knight House Square Condominium, improved, resid. condo, zoned PD2, at 438 Boxelder Dr., #102, Stafford, VA, 22554, Rock Hill District, finished 2,276 sq. ft. townhouse condo built in 2019 (\$356,590.00 mortgage with Atlantic

Coast Mortgage, LLC), tax map 29P-4-102; \$356,590 (Instrument# 190012614).

**Miller & Smith at Embrey Mill IV, LLC**, to Abhay C. Chitre, 649 Coastal Avenue, Stafford, VA 22554; sale on 07/31/19 of Lot 874, Section 6, Phase 1, Embrey Mill, 0.12 acres, improved, SFD, zoned PD2, at 649 Coastal Ave., Stafford, VA, 22554, Rock Hill District, finished 2,831 sq. ft. single family dwelling built in 2019 (\$399,465.00 McLean Mortgage Corporation), tax map 29G-6-874; \$411,820 (Instrument# 190012617).

**NVR, Inc.**, to Rosslyn K. Coles, 110 Rising Sun Road, Fredericksburg, VA 22405; sale on 07/31/19 of Lot 502, Section 4, Rappahannock Landing, 0.10 acres, improved, TH, zoned R2, at 110 Rising Sun Rd., Fredericksburg, VA, 22405, finished 1,930 sq. ft. townhouse built in 2019 (\$302,461.00 mortgage with NVR Mortgage Finance, Inc.), tax map 53M-4-502; \$296,095 (Instrument# 190012629).

## *The STAFFORD Newsletter*

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Telephone: 703-450-5085  
Fax: 703-450-0185  
E-mail: [gina@virginianewsletters.com](mailto:gina@virginianewsletters.com)  
Gina McQuinn, Publisher and Editor

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