

# The FAIRFAX Newsletter

Your Real Estate News and Research Resource Since 1955

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## Inova Files Springfield Hospital Plans; 831,000-Square-Foot, Three-Building Campus Proposed

Inova Health Systems is embarking on its second major expansion of 2021, filing rezoning plans this month for a 21-acre medical campus—which will include a new community hospital, outpatient center, and medical office building—east of the Franconia-Springfield Metrorail station.

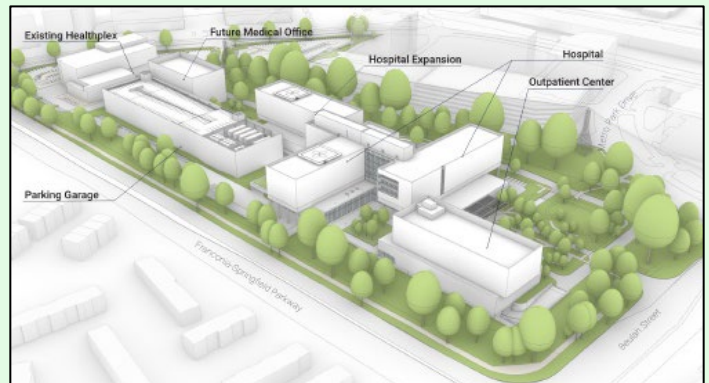
The 831,000-square-foot development will bring an “important new community asset” to an underserved area of Fairfax County, according to an August 18<sup>th</sup> statement of justification filed by the applicant’s attorney Timothy Sampson (Downs Rachlin Martin PLLC), joining the recently-approved \$2 billion Alexandria Hospital development at Landmark Mall as part of the regional healthcare giant’s broader expansion plans.



**Inova Springfield Hospital; Site Map**  
Source: RZ-2021-LE-00018 (8/16/2021)

“Through this effort, Inova is investing substantially in new and improved facilities in the southern portion of Fairfax

County (including both here and at Inova Mount Vernon Hospital) and in the City of Alexandria, all with the objective to provide ready access to a comprehensive and integrated network of programs and services offering a consistent and seamless system to further Inova’s mission to provide world-class healthcare,” the statement reads.



**Inova Springfield Hospital; Birds Eye Rendering**  
Source: RZ-2021-LE-00018 (8/16/2021)

The subject site comprises two parcels: 8.16 acres zoned I-4, currently improved with the 145,000-square-foot Inova Springfield Healthplex; and a 13.45-acre parcel zoned PDC, which is current vacant but approved for approximately 878,500-square feet of mixed-use development. The comprehensive plan recommends up to 1.17 million-square feet of development across both parcels, with 296,000-square feet on the healthplex parcel, with maximum heights of 100 feet for buildings and 60 feet for parking structures.

The applicant is proposing to consolidate and rezone the site to PDC to enable the development of 831,000-square

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feet of additional medical uses. The new Inova Springfield Hospital complex will retain the existing healthplex at the western edge of the site, with the new 425,000-square-foot, six-story community hospital, with an emergency room, imaging, and in-patient services, at the center of the property. The 140,000-square-foot, six-story outpatient center and surgery center will bookend the campus along Beulah Street to the east.

In a future second phase, a six-story, 145,000-square-foot medical office building will rise adjacent to the existing healthplex. The 2,175 parking spaces (1,467 required) will be located in a 60-foot-tall structured garage with two levels of below-grade parking.

“This application will allow Inova to further a critical component of its mission to serve the healthcare needs of Fairfax County residents,” the statement reads.

The Ennead Architect design is meant to “minimize adverse effects on nearby properties,” according to the submission, by locating the outpatient building further away from the Beulah Street frontage than previous approvals. Further, the total square footage proposed is 47,500 square feet less than that approved, and 198,000 square less than the consolidated recommendations provided by the comprehensive plan, according to the applicant.



**Inova Springfield Hospital; Illustrative Site Plan**  
Source: RZ-2021-LE-00018 (8/16/2021)

“As a result, the application is projected to have no material effect on traffic conditions on the surrounding road network, and in fact is projected to improve conditions that could be expected under background growth,” reads the statement.

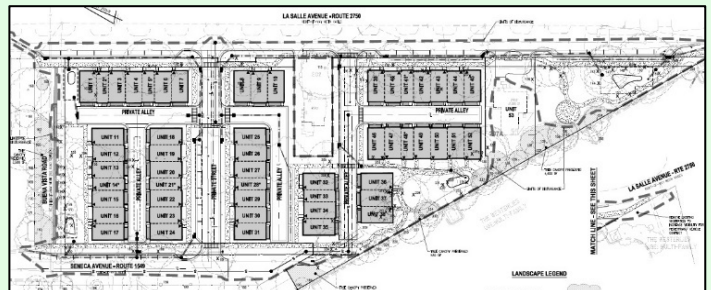
Inova is proposing to maintain the existing circulation network and carry forward the proffered transportation improvements from the original 2011 approvals, with several enhancements: construction of a left turn lane from eastbound Franconia-Springfield Parkway to Walker Lane, modifications to Jasper Lane to allow greater capacity, introduction of interparcel access between the healthplex and Liberty View parcel; and allow for a potential second connection between the property and Metropark Drive.

Approval of the new hospital campus will require concurrent adoption of an out-of-turn comprehensive plan amendment, which was authorized by the county board in March. The applicant is requesting new guidance that would permit the new medical uses and heights up to 125 feet, which could be needed for rooftop structures and equipment and screening walls, according to the applicant.

Inova completed the site assemblage last November, acquiring the Liberty View parcel from Monument Realty for \$25 million. Prior to selling the property, the D.C.-based developer has secured board approval in 2019 for a 300-unit, seven-story multifamily building along Beulah Street.

### Toll Mid-Atlantic Proposes Townhome Community on Eastern Edge of Tysons

Toll Mid-Atlantic LP Company filed plans this month for a 52-townhome community on the eastern fringe of Tysons, designed with a pedestrian-focused design that is “compatible with the surrounding area and in keeping with the vision of the comprehensive plan for Tysons,” according to the August 25<sup>th</sup> statement of justification filed by the law firm Walsh Colucci Lubeley Walsh PC.



**Seneca Assemblage; Site Plan**  
Source: RZ-2021-PR-00019 (8/30/2021)

“Approval and construction of the proposed development will continue the implementation of the Tysons vision, by



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redeveloping the single-family detached dwellings in the Hunting Ridge subarea as a townhome community that includes affordable and workforce housing,” it continues.

The 3.79-acre site sits amid a swath of low-density residential uses generally located in the southwest quadrant of Chain Bridge Road and the Dulles Toll Road. Referred to as the Seneca Assemblage—the applicant is the contract purchaser of the 20 contiguous single-family lots—the subject site is surrounded by townhome communities on three sides, with a row of single-family detached homes to the east along La Salle Avenue.

The applicant is proposing to rezone the assemblage from R-1 to PDH-12 to permit the single-phase development of nine banks of townhomes between Seneca Avenue and La Salle Avenue. To introduce an attractive pedestrian experience, according to the applicant, the 45-foot-tall, masonry-clad townhomes will front streets and open spaces with vehicular access to the rear-loaded garages from internal alleys. Further, a new private road will connect La Salle to Seneca, “creating a logical circulation pattern” that furthers the street-grid goal established in the comprehensive plan for the Tysons Urban Center, according to the statement.



**Seneca Assemblage; Townhouse Rendering**

*Source: RZ-2021-PR-00019 (8/30/2021)*

“Improved streetscapes will invite pedestrians to explore this new community and the new public parks will enhance the recreational opportunities and natural beauty of the neighborhood,” it adds.

The applicant is proposing two publicly-accessible open spaces: Buena Vista Park, a linear park proposed for the to-be vacated county right-of-way on the western edge of the site, which will retain an existing pedestrian trail and provide a buffer for the McLean Ridge townhome

community to the north; and Point Park, a more-active open space with a tot lot at the unbuildable tip of the assemblage to the east. One single-family home along La Salle Avenue at the center of the site is not included in the assemblage; however, if acquired in the future, CDP drawings show two additional townhomes.



**Seneca Assemblage; Point Park**

*Source: RZ-2021-PR-00019 (8/30/2021)*

Seven townhome units will be reserved as ADUs, with one WDU unit provided. A total of 114 parking spaces, 29 of which will be on-street spaces, are also proposed.

Toll Mid-Atlantic is requesting several zoning modifications, including waivers for the 200-square-foot privacy yard requirement for the townhomes and the transitional screening and barrier requirements on the eastern and western property lines, as well a deviation from the tree preservation target requirement.



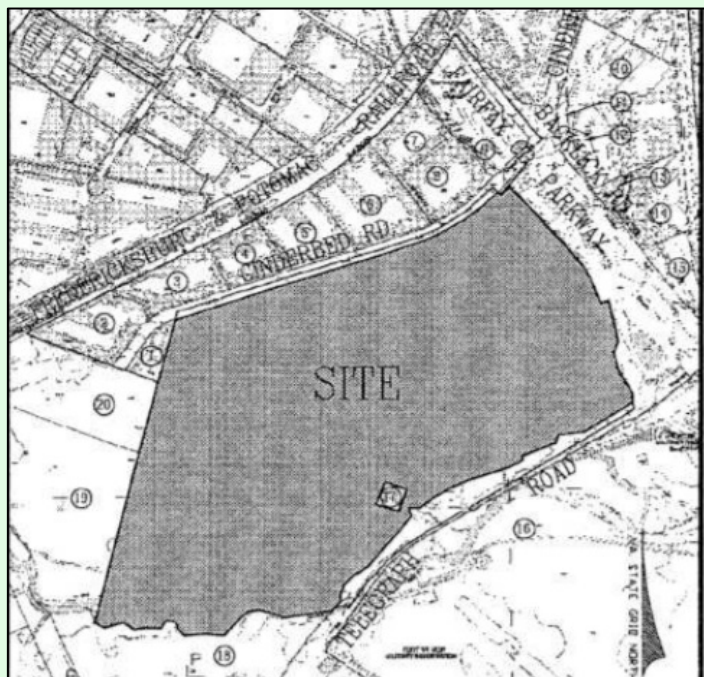
**Seneca Assemblage; Site Map**

*Source: RZ-2021-PR-00019 (8/30/2021)*

## Last-Mile Distribution Facility Proposed for Lorton Industrial Site

Scannell Properties filed a proffer condition amendment request to permit the development of a last-mile distribution facility in the Belvoir Business Center, a 117-acre site in Lorton approved for office, warehouse, and other light industrial uses. If approved, the approximately 220,000-square-foot facility will join an existing FedEx building constructed in 2010.

The 2009 rezoning permitted development up to a 0.09 FAR (460,568 square feet) at the I-5-zoned site, which sits at the southeast corner of Cinder Bed Road and Belvoir View Place. With another distribution facility user interested in the site, according to the statement, the applicant is seeking to modify an existing proffer that limits the site to a single motor freight terminal use. While approximately 300,000-square feet of development potential remains on the site, the applicant indicates that if the PCA is approved, the additional 80,000-square feet of approved density would likely go unused.



**Scannell Properties PCA; Site Map**

Source: RZ 2009-MV-018 Staff Report (7/8/2010)

“Realistically, if the last-mile use is built, the chance of additional development is much more remote,” reads the August 30<sup>th</sup> statement of justification filed by the applicant’s attorney David Gill (Wire Gill LLP).

No additional density or changes to the site plan are proposed; further, in terms of operation, the freight distribution use would generate significant fewer trips than other by-right uses permitted under the existing approval. Based on the tenant’s anticipated use and internal counts, overall trips would be reduced by 68 percent, according to the applicant.

“The proposed use, which is permitted by-right in the underlying zoning district, is less intensive than other uses permitted by-right (such as office), and therefore the applicant believes this single issue PCA request is consistent with the intent of the rezoning and the comprehensive plan,” the statement reads.



## Building Permits of Interest Issued August 13 through 24, 2021 Residential

### *New Single Family Detached*

**113 Casmar LLC**, 113 Casmar Street SE, Vienna, VA 22180; for 1 \$200,000 SFD at 113 Casmar Street, tax map 049-1-08-2663 (contractor: Traditional Contractors LLC, 6501 Koziara Drive, Burke, VA 22015);

**Cyrus Gerami**, 2030 Pieris Court NE, Vienna, VA 22182; for 1 \$400,000 SFD at 711 McKinley Street, tax map 038-2-35-0016 (contractor: VC Homes LLC, 12620 Darby Brooke Court, Woodbridge, VA 22192);

**Dat Ngo**, 4141 North Henderson Road, Apartment 801, Arlington, VA 22203; for 1 \$400,000 SFD at 13430 Lee Highway, tax map 055-3-01-0003 (contractor: Stanley Martin Custom Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

**Donna Jean Kulisch**, 6815 Meteor Place, Unit 200, Springfield, VA 22150; for 1 \$400,000 SFD at 5325 Franconia Road, tax map 081-4-05-0003 (contractor: Stanley Martin Custom Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

**El-Nattar Alaaeldin Abdalla**, 1287A Central Park Boulevard, Fredericksburg, VA 22407; for 1 \$800,000 SFD at 1809 Macarthur Drive, tax map 031-3-06-0132A (contractor: America's Home Place Inc., 2144 Hilton Drive, Gainesville, GA 30501);

**First Homes LLC**, 4014 Wakefield Drive, Annandale, VA 22003; for 1 \$300,000 SFD at 1841 Lusby Place, tax



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map 039-2-06-0304 (contractor: YR Design and Build LLC, 4014 Wakefield Drive, Annandale, VA 22003);

**Javlam Homes LLC**, 20285 Water Mark Place, Potomac Falls, VA 20165; for 1 \$400,000 SFD at 215 Audreys Court, tax map 039-3-18-0009 (contractor: Green Touch Builders LLC, 21495 Ridgeway Circle, Suite 205, Sterling, VA 20166);

**K Hovnanian at Laurel Hills Crossing LLC**, 4090 Lafayette Center Drive, Chantilly, VA 20151; for 3 \$350,000 SFD at 8936, 8938, and 8939 Hubbard Way, tax map 106-4-10-0021, 106-4-10-0022, and 106-4-10-0033 (contractor: K Hovnanian Homes of Virginia, 2391 Brandermill Boulevard, Suite 103, Gambrills, MD 21054);

**K Hovnanian at Laurel Hills Crossing LLC**, 4090 Lafayette Center Drive, Chantilly, VA 20151; for 1 \$350,000 SFD at 8937 Hubbard Way, tax map 106-4-10-0032 (contractor: K Hovnanian Homes of Virginia, 2391 Brandermill Boulevard, Suite 103, Gambrills, MD 21054);

**K Hovnanian at Laurel Hills Crossing LLC**, 4090 Lafayette Center Drive, Chantilly, VA 20151; for 1 \$350,000 SFD at 8941 Hubbard Way, tax map 106-4-10-0034 (contractor: K Hovnanian Homes of Virginia, 2391 Brandermill Boulevard, Suite 103, Gambrills, MD 21054);

**Kul Homes and Investment LLC**, 1445 Dolley Madison Boulevard, Unit F2, McLean, VA 22101; for 1 \$500,000 SFD at 6831 Churchill Road, tax map 030-2-04-B0014A (contractor: Kul Homes and Investment LLC, 1445 Dolley Madison Boulevard, Unit F2, McLean, VA 22101);

**Kul Homes and Investment LLC**, 1445 Dolley Madison Boulevard, Unit F2, McLean, VA 22101; for 1 \$800,000 SFD at 1456 Wasp Lane, tax map 030-1-12-0075 (contractor: Kul Homes and Investment LLC, 1445 Dolley Madison Boulevard, Unit F2, McLean, VA 22101);

**Mark Spinelli**, 2233 Whitcomb Place, Falls Church, VA 22046; for 1 \$300,000 SFD at 6607 Gordon Avenue, tax map 040-4-11-0012A (contractor: Anchor Homes LLC, 45448 East Severn Way, Suite 105, Sterling, VA 20166);

**Name Withheld by Request**, 24507 Durham Trace Drive, Spring, TX 77373; for 1 \$400,000 SFD at 7703 Thor Drive, tax map 059-2-12-0022 (contractor: Name Withheld by Request, 12620 Darby Brook Court, Woodbridge, VA 22192);

**Name Withheld by Request**, 512 Woodland Court NW, Vienna, VA 22180; for 1 \$500,000 SFD at 512 Woodland Court, tax map 038-1-16-0007 (contractor: Name Withheld by Request, 6628 Byrns Place, McLean, VA 22101);

**Oakton Ridge Development LLC**, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151; for 1 \$350,000 SFD at 11036 Oakton View Drive, tax map 047-3-20-

0021A (contractor: The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151);

**Ryan David McCarthy**, 3900 Jermantown Road, Suite 400, Fairfax, VA 22030; for 1 \$400,000 SFD at 8307W Boulevard Drive, tax map 102-4-06-110002A (contractor: New Dimensions Inc., 3900 Jermantown Road, Suite 400, Fairfax, VA 22030);

**Saeid Pooresmaeil**, 4601 Columbia Pike, Arlington, VA 22204; for 1 \$600,000 SFD at 3366 Sleepy Hollow Road, tax map 060-2-25-0003 (contractor: Monarch Construction Services, 6628 Byrns Place, McLean, VA 22101);

**Stacey Tran**, 6709 Newington Road, Lorton, VA 22079; for 1 \$400,000 SFD at 6709 Newington Road, tax map 099-4-02-0017 (contractor: VC Homes LLC, 12620 Darby Brooke Court, Woodbridge, VA 22192);

**Steven Edward Colon**, 121 Harmony Drive SW, Vienna, VA 22180; for 1 \$500,000 SFD at 2720 Bowling Green Drive, tax map 049-1-09-Q0017 (contractor: Dunhill Builders LLC, 2512 Drexel Street, Vienna, VA 22180);

**The Evergreene Companies LLC**, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151; for 1 \$350,000 SFD at 9027 Swift Creek Road, tax map 106-1-06-0011 (contractor: The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151)

### ***New Single Family Attached***

**Midline Associates LLC**, 4800 Hampden Lane, Suite 300, Bethesda, MD 20814; for 2 \$334,800 TH at 11256 and 11260 Faraday Park Drive, tax map 017-4-39-010039 and 017-4-39-010041 (contractor: EYA Construction Inc., 4800 Hampden Lane, Suite 300, Bethesda, MD 20814);

**Midline Associates LLC**, 4800 Hampden Lane, Suite 300, Bethesda, MD 20814; for 1 \$264,400 TH at 1258 Faraday Park Drive, tax map 017-4-39-010040 (contractor: EYA Construction Inc., 4800 Hampden Lane, Suite 300, Bethesda, MD 20814);

**Stanley Martin Companies LLC**, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 9 \$159,000 TH at 2301, 2303, 2305, 2307, 2309, 2311, 2313, 2315, and 2317 Liberty Loop, tax map 016-3-25-0141, 016-3-25-0142, 016-3-25-0143, 016-3-25-0144, 016-3-25-0145, 016-3-25-0146, 016-3-25-0147, 016-3-25-0148, and 016-3-25-0149 (contractor: Stanley Martin Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

**WPBAB64 Owner LLC**, 7121 Fairway Drive, Suite 410, Palm Beach Gardens, FL 33418; for 8 \$250,000 TH at 12970, 12972, 12974, 12976, 12978, 12980, 12982, and 12984 Hattontown Square, tax map 016-4-29-A0001, 016-4-29-A0002, 016-4-29-A0003, 016-4-29-A0004, 016-4-29-

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A0005, 016-4-29-A0006, 016-4-29-A0007, and 016-4-29-A0008 (contractor: NVR Inc., 11700 Plaza America Drive, Suite 500, Reston, VA 20190).

### Residential Totals

New Single Family Detached: 23

New Single Family Attached: 20

### Commercial

**6565 Arlington Boulevard LLC**, 6565 Arlington Boulevard, Suite 300, Falls Church, VA 22042; for 1 \$32,000, interior alteration for new tenant at 6565 Arlington Boulevard, Suites 102, and 103, tax map 050-4-01-0016A (contractor: Arminco Inc., 45449 Severn Way, #155, Sterling, VA 20166);

**AP Chantilly Meadows LLC**, 1856 Old Reston Avenue, Reston, VA 20190; for 1 \$175,000, new tenant layout for spec suite at 4795 Meadow Wood Lane, Suite 315E, tax map 044-3-06-0008D;

**Bellevue SC Company LLC**, 708 Third Avenue, Floor 28th, New York, NY 10036; for 1 \$40,000, new tenant layout for hair salon at 1522 Belle View Boulevard, tax map 093-2-01-0002 (contractor: Omnifics Inc., 5845 Richmond Highway, NY 10036);

**Board of Supervisors of Fairfax County**, 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035; for 1 \$74,500, replace existing slab on grade to address uneven pavers at 8221 Willow Oaks Corporate Drive, tax map 049-3-39-0001;

**Brandywine Greensboro Drive LP**, 1676 International Drive, Suite 1350, McLean, VA 22406; for 1 \$56,050, new tenant layout at 8260 Greensboro Drive, Suite A-20, tax map 029-3-15-0011B2 (contractor: Edge Construction Inc., 6480 Sligo Mill Road, Takoma Park, MD 20912);

**Brandywine International Drive LP**, 1676 International Drive, Suite 1350, McLean, VA 22102; for 1 \$863,000, new tenant layout at 1676 International Drive, Suite 700 and 800, tax map 029-3-15-0011B3 (contractor: Michael T Clune and John J Clune, 10 South Riverside Plaza, Suite 2200, Chicago, IL 60606);

**Brandywine International Drive LP**, 1676 International Drive, Suite 1350, McLean, VA 22102; for 1 \$841,500, new tenant layout at 1676 International Drive, Suite 800, tax map 029-3-15-0011B3 (contractor: Michael T Clune and John J Clune, 10 South Riverside Plaza, Suite 2200, Chicago, IL 60606);

**Burke Town Center Inc.**, 4412 Willard Avenue, Suite 1, Chevy Chase, MD 20815; for 1 \$182,445, AHU

replacement at 6011 Burke Centre Parkway, tax map 077-4-19-0004E;

**Camden Summit Partnership LP**, P.O. Box 5169, Oak Brook, IL 60522; for 1 \$36,937, new tenant layout at 11891 Grand Commons Avenue, tax map 056-1-01-0047E;

**EB Albemarle LLC**, 9841 Washington Boulevard, Suite 300, Gaithersburg, MD 20878; for 1 \$35,000, new tenant layout at 14432 Albemarle Point Place, Suite 100, tax map 034-3-01-0034B (contractor: Lants Construction LLC, 37656 Hughesville Road, Purcellville, VA 20132);

**EB Dulles I LLC**, 9841 Washingtonian Boulevard, Suite 200, Gaithersburg, MD 20878; for 1 \$80,000, new tenant layout at 3863 Centerview Drive, Suite 300, tax map 034-4-12-0019 (contractor: HBW Properties Inc., 1055 First Street, Suite 200, Rockville, MD 20850);

**Frank Zafren**, 6231 Leesburg Pike, Suite 100, Falls Church, VA 22044; for 1 \$57,560, new tenant fit out for restaurant at 1310 Chain Bridge Road, tax map 030-2-12-0009;

**Gunston Lorton Partners LLC**, 9015 Mountain Ridge Drive, Suite 350, Austin, TX 78759; for 1 \$12,500, interior alterations for owner at 7764 Gunston Plaza, tax map 107-4-03-0001B (contractor: F&F Construction Inc., 7377 Old Alexandria Ferry Road, Clinton, MD 20735);

**Halroy Realty LLC**, 55 Phillips Lane, Darien, CT 06820; for 1 \$810,000, new tenant layout at 1330 Chain Bridge Road, tax map 030-2-12-0007;

**Logan 6810 Commerce LLC**, P.O. Box 167, Winston Salem, NC 27102; for 1 \$30,200, new interior tenant fit out at 6802 Commerce Street, tax map 080-4-06-0004D3;

**MDC Coast 11 LLC**, 1900 Dalrock Road, Rowlett, TX 75088; for 1 \$20,000, lite equipment upgrade for existing 7-eleven store at 2601 Quincy Adams Drive, tax map 025-4-01-0002C (contractor: Corestates Construction Services, 3039 Premiere Parkway, Suite 700, Duluth, GA 30097);

**Merrifield Town Center LP**, 2900 Telestar Court, Suite 300, Falls Church, VA 22042; for 1 \$40,000, interior standalone demolition at 8191 Strawberry Lane, Suite 2, tax map 049-4-01-0011C (contractor: Hitt Contracting Inc., 2900 Fairview Park Drive, Falls Church, VA 22042);

**NNN AGP OPP II Owner I LLC**, 5973 Avenida Encinas, Suite 301, Carlsbad, CA 92008; for 1 \$105,000, interior alterations for online orders area at 7137 Columbia Pike, tax map 071-1-01-0113;

**Park Authority Fairfax County**, 12055 Government Center Parkway, Suite 927, Fairfax, VA 22035; for 1 \$30,500, installation of 40x8 equestrian light truck at 6013 Kerrwood Street, tax map 078-4-16-J;

**Premier Corporate Center LLC**, 7910 Woodmont Avenue, Suite 1405, Bethesda, MD 20814; for 1 \$282,636, spec suite at 3701 Pender Drive, Suite 3, tax map 047-3-01-0059A;

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**Reston Real Estate Investors LLC**, 1410 Spring Hill Road, Suite 600, McLean, VA 22102; for 1 \$67,386 at 1851 Alexander Bell Drive, Suite 440, tax map 027-1-01-0011 (contractor: Providence General Contracting, 610 Herndon Parkway, Herndon, VA 20170);

**Reston Real Estate Investors LLC**, 351 California Street, Suite 600, San Francisco, CA 94104; for 1 \$77,749, new spec suite at 1835 Alexander Bell Drive, Suite 201, tax map 027-1-01-0012 (contractor: Providence General Contracting, 610 Herndon Parkway, Herndon, VA 20170);

**Reston Town Center Property LLC**, 2200 Pennsylvania Avenue NW, Suite 200W, Washington, DC 20037; for 1 \$950,000, upgrades to hvac unit and installing of new RTUs at 1805 Library Street, tax map 017-3-10-0008A1 (contractor: Hitt Contracting Inc., 2900 Fairview Park Drive, Falls Church, VA 22042);

**Rocks Tysons Two LLC**, 1960 Gallows Road, Vienna, VA 22182; for 1 \$52,551, combining three existing office suites into two separate suites at 1934 Old Gallows Road, Suite 500, tax map 039-2-15-0030 (contractor: Edge Construction Inc., 6480 Sligo Mill Road, Takoma Park, MD 20912);

**Santay Realty of Alexandria LLC**, 7900 Cedarville Road, Brandywine, MD 20613; for 1 \$50,000, installation of 1,640 sq. ft. of metal panels at 6001A Kingstowne Village Parkway, Suite A, tax map 091-2-01-0032F;

**Sip Cref 6849 Old Dominion LLC**, 7101 Wisconsin Avenue, Suite 1210, Bethesda, MD 20814; for 1 \$750,000, new tenant layout at 6849 Old Dominion Drive, Suite 300, tax map 030-2-01-0015 (contractor: EI Kane Construction Inc., 438 North Frederick Avenue, Suite 420, Gaithersburg, MD 20877);

**Skyline 4-6 Propco Ozbe LLC**, 130 West 42nd Street, Suite 1001, New York, NY 10036; for 1 \$171,830, new tenant layout at 5275 Leesburg Pike, Suite 100, tax map 062-3-01-0038B (contractor: Recco LLC, 6771 Professional Parkway West, Suite 100, Sarasota, FL 34240);

**TMG 8280 Greensboro LLC**, 8 Bethesda Metro Center, Suite 1400, Bethesda, MD 20814; for 1 \$135,500, new tenant layout at 8280 Greensboro Drive, tax map 029-3-15-0010A (contractor: Bognet Construction Associates, 8224 Old Courthouse Road, Suite 200, Vienna, VA 22182);

**TYF Development Company LLC**, 2000 Tower Oaks Boulevard, 8th Floor, Rockville, MD 20852; for 1 \$39,000, interior demolition of the fourth floor tenant office at 1800 Tysons Boulevard, tax map 029-4-10-0002A2 (contractor: Rand Construction Corporation, 1029 North Royal Street, Alexandria, VA 22314);

**Trust Federal Realty Investment**, 909 Rose Avenue, Suite 200, North Bethesda, MD 20852; for 1 \$40,152, replace existing doors, frames, and hardware at 6320

Augusta Drive, tax map 080-4-01-0004G (contractor: Precision Doors and Hardware LLC, 6295 80 Edsall Road, Alexandria, VA 22312);

**Tysons Corner Property Holdings LLC**, 401 Wilshire Boulevard, Suite 700, Santa Monica, CA 90401; for 2 \$877,000, interior demo and metal studs at 7917U Tysons Corner Center, tax map 029-4-01-0035A;

**Tysons Corner Property LLC**, 7900 Tysons One Place, Suite 200, McLean, VA 22102; for 1 \$100,000, conversion of existing bar area in restaurant space at 1861 International Drive, tax map 039-2-01-0001A;

**Union Mill Associates LP**, 8405 Greensboro Drive, Suite 830, McLean, VA 22102; for 1 \$28,237, add new partitions and stub out for future dog washing station at 5750 Union Mill Road, Suite 18, tax map 055-3-01-0047B;

**Vienna Metro Joint Venture LLC**, 6406 Ivy Lane, Suite 700, Greenbelt, MD 20770; for 1 \$25,243,497, structural repair to staircases in existing parking garage at 9333 Clocktower Place, tax map 048-4-01-0001K2;

**W-MRP LP Owner B VIII LLC**, 900 North Michigan Avenue, Suite 1900, Chicago, IL 60611; for 1 \$204,000, new tenant layout at 13665 Dulles Technology Drive, Suite 250, tax map 016-3-01-0040B (contractor: Peris Companies Inc., 282 North Washington Street, Falls Church, VA 22046);

**Westwood Country Club Inc.**, 800 Maple Avenue East, Vienna, VA 22180; for 1 \$485,000, new indoor tennis facility at 800 Maple Avenue, tax map 039-1-02-0002 (contractor: Teel Construction Inc., 3920 University Drive, Fairfax, VA 22030).

### Site and Subdivision Plans Approved

**SP-007878-010-4 (Approved 08/17/21)** - Avention Huntington Site Plan (Avention Holdings I, LLC, 4600 East West Highway, Suite 630, Bethesda, MD 20814, (301) 346-4459; approved for a site plan for a 379 unit multifamily dwelling on 4.01 acres zoned PRM, located at 5919 North Kings Highway, Alexandria, VA 22303-2013, tax map 083-3-01-0088-G & 083-3-38-C, Mount Vernon District, (agent: Vika Virginia LLC, 8180 Greensboro Drive, Suite 200, McLean, VA 22101, (703) 649-5500).

### Site and Subdivision Plans Accepted

**SD-005029-002-2 (Accepted 08/20/21)** - Malcolm at Occoquan Overlook Section 2 Subdivision (Malcolm Ten Limited Partnership, PO Box 25616, Washington, DC 20027, (703) 449-8100; for a subdivision for 13 single family detached dwellings on 36.66 acres zoned R-1, located at the end of Peniwill Dr. & Alexandra Nicole Dr.,



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tax map 106-3-07-0002, 106-3-07-0003, 106-3-07-0004, 106-3-07-0005, 106-3-07-0012, 106-3-07-0013 & 106-3-07-0014, Springfield District, (agent: BC Consultants, 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033, (301) 881-0040).

**SD-006155-005-1 (Accepted 08/26/21)** - Chowdhury Subdivision (Nasreen Chowdhury Zaman Anwaruz, 6545 Little Ox Road, Fairfax Station, VA 22039-1612); for a subdivision for 3 single family detached dwellings on 4.25 acres zoned R-1, located at 6424 Jument Court, Fairfax Station, VA 22039, tax map 087-1-01-0009 & 087-1-14-B, Springfield District, (agent: CPJ Associates, 3959 Pender Drive, Suite 210, Fairfax, VA 22030, (703) 385-7555).

**SD-009692-003-1 (Accepted 08/16/21)** - Georgetown Pike Subdivision (Classic Cottages LLC, 433 E. Monroe Ave., Alexandria, VA 22301, (540) 589-1121); for a subdivision for 3 single family detached dwellings on 7.47 acres zoned R-E, located at 9609 Georgetown Pike, Great Falls, VA 22066-2620, tax map 013-1-01-0074, Dranesville District, (agent: RC Fields & Associates Inc., 700 S. Washington Street, Suite 220, Alexandria, VA 22314, (703) 549-6422).

**SD-024949-001-3 (Accepted 08/23/21)** - Villa Street - Ahmad Property Subdivision (Amar Khan, 7003 Larrlyn Drive, Springfield, VA 22151); for a subdivision for 5 single family detached dwellings on 1.03 acres zoned PDH-5, located at 6223 & 6227 Villa Street, Alexandria, VA 22310, tax map 081-4-03-L & 081-4-03-M, Lee District, (agent: Geo Env Engineers, 10875 Main Street, Fairfax, VA 22030, (703) 593-8090).

**SP-000081-002-2 (Accepted 08/24/21)** - West Ox Self Storage Site Plan (Arcland Development, PO Box 25523, Washington, DC 20027, (202) 818-9265; for a site plan for a 49,096 sq. ft. gross floor area warehouse establishment on 1.13 acres zoned I-5, located on West Ox Rd., near the intersection with Piney Branch Rd., tax map 056-1-13-0002, Springfield District, (agent: Urban, 4200 Technology Drive, Suite D, Chantilly, VA 20151, (703) 642-2306).

**SP-000398-003-2 (Accepted 08/17/21)** - Hogge Park Redevelopment Site Plan (Fairfax County Park Authority, 12055 Government Center Parkway, Suite 421, Fairfax, VA 22035-5500, (703) 324-8746; for a site plan on 6.1 acres zoned R-3, located at 3139 Glen Carlyn Road, Falls Church, VA 22041, tax map 051-4-01-0016 & 061-2-01-0014-C, Mason District, (agent: Bowman Consulting Group Ltd., 13461 Sunrise Valley Drive, N., Suite 500, Herndon, VA 20171, (703) 464-1000).

**SP-002615-012-2 (Accepted 08/26/21)** - Reston Station Promenade Site Plan (CRS Sunset Hills, LC, 1886 Metro Center Drive, Suite 400, Reston, VA 20190, (703) 883-1700; for a site plan for a 560,000 sq. ft. gross floor area hotel, retail sales establishment-shopping center, office and

multifamily dwelling on 14.66 acres zoned PDC, located at 1830 Wiehle Ave., & Sunset Hills Rd., Reston, VA 20190, tax map 017-4-01-0014-A, 017-4-01-0017-A, 017-4-01-0017-B & 017-4-01-0020, Hunter Mill District, (agent: Urban Ltd., 7700 Little River Turnpike, Annandale, VA 22003-2406).

**SP-004554-002-2 (Accepted 08/20/21)** - Fairfax County DPWES Stormwater Wastewater Facility Site Plan (Fairfax County DPW&ES Building Design Branch, 12000 Government Center Parkway, Suite 449, Fairfax, VA 22035, (703) 324-5800; for a site plan for a 98,496 sq. ft. gross floor area addition to warehouse establishment on 23.69 acres zoned I-6, located at 10900 Clara Barton Dr. & 6000 Freds Oak Road, Burke, VA 22015, tax map 077-3-01-0011 & 077-3-01-0013, Braddock District, (agent: Land Design, 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033, (703) 449-8100).

**SP-006178-123-2 (Accepted 08/19/21)** - The Boulevards at Westfields Site Plan (K. Hovnanian Mid-Atlantic Division LLC, 4090 A Lafayette Center Drive, Chantilly, VA 20151, (703) 885-7178; for a site plan for 187 single family attached dwellings on 21.62 acres zoned PDH-16, located at intersection of Poplar Tree Rd. & Sully Rd., tax map 044-3-06-0008-B1 & 044-3-06-0008-C, Sully District, (agent: Vika Virginia LLC, 8180 Greensboro Drive, Suite 200, McLean, VA 22101, (703) 442-7800).

**SP-006178-124-2 (Accepted 08/19/21)** - Stonebrook at Westfields Site Plan (Stanley Martin Homes LLC, 11710 Plaza America Drive, Reston, VA 20190, (703) 636-9210; for a site plan for 14 single family attached dwellings and a 120 unit multifamily dwelling on 12.04 acres zoned PDH-16, located at 14224 & 14226 Newbrook Drive, Chantilly, VA 20151, tax map 044-1-08-0005 & 044-1-08-0006, Sully District, (agent: Land Design Consultants, Inc., 4585 Daisy Reid Ave., Suite 201, Woodbridge, VA 22192, (703) 680-4585).

**SP-008205-009-1 (Accepted 08/26/21)** - Millard H Robbins Jr. Water Reclamation Facility Site Plan (Upper Occoquan Sewage Authority, 14631 Compton Road, Centreville, VA 20121-2506, (703) 227-0294; for a site plan for a 491365 sq. ft. gross floor area sewage treatment & disposal regional facility on 117.39 acres zoned R-C, located at 14631 Compton Road, Centreville, VA 20121-2506, tax map 064-4-01-0021, Sully District, (agent: Rinker Design Associates PC, 11100 Endeavour Court, Suite 200, Manassas, VA 20109, (703) 368-7373).

**SP-009214-003-2 (Accepted 08/23/21)** - United Community of Muslims Site Plan (The United Community of Muslims of the United States of America, 13708 Gran Deur Drive, Woodbridge, VA 22193, (703) 595-8966; for a site plan for a 5,050 sq. ft. gross floor area addition to place of worship on 1.14 acres zoned I-5, located at 7801 Cinder



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Bed Road, Lorton, VA 22079, tax map 099-2-01-0020, Lee District, (agent: CPJ Associates, 3959 Pender Drive, Suite 210, Fairfax, VA 22030, (703) 385-7555).

### Rezoning Applications Accepted

**PCA-78-S-063-12 (Accepted 08/17/21)** - K. Hovnanian at Gallery Park at Westfields, LLC Proffer Condition Amendment (K. Hovnanian at Gallery Park at Westfields, LLC, 4090 Lafayette Center Drive, Suite A, Chantilly, VA 20151); for a proffer condition amendment to delete land area from RZ-78-S-063 on 11.3 acres zoned I-4, located at 15008 Northridge Dr., Chantilly, VA 20151, tax map 043-2-02-0029-G3, Sully District, (agent: Kenneth W. Wire, 1750 Tysons Blvd., Suite 1500, Tysons, VA 22102, (703) 677-3129).

**RZ-2021-SU-017 (Accepted 08/17/21)** - K. Hovnanian at Gallery Park at Westfields, LLC Rezoning (K. Hovnanian at Gallery Park at Westfields, LLC, 4090 Lafayette Center Drive, Suite A, Chantilly, VA 20151); application to rezone 11.3 acres from I-4 to PRM for multiple family dwelling, located at 15008 Northridge Drive, Chantilly, VA 20151, tax map 043-2-02-0029-G3, Sully District, (agent: Kenneth W. Wire, 1750 Tysons Blvd., Suite 1500, Tysons, VA 22102, (703) 677-3129).

**FDP-2021-SU-017 (Accepted 08/17/21)** - K. Hovnanian at Gallery Park at Westfields, LLC Final Development Plan (K. Hovnanian at Gallery Park at Westfields, LLC, 4090 Lafayette Center Drive, Suite A, Chantilly, VA 20151); for a final development plan on 11.3 acres zoned PRM, located at 15008 Northridge Drive, Chantilly, VA 20151, tax map 043-2-02-0029-G3, Sully District, (agent: Kenneth W. Wire, 1750 Tysons Blvd., Suite 1500, Tysons, VA 22102, (703) 677-3129).

### Special Exception Applications Accepted

**SE-2021-PR-001 (Accepted 08/13/21)** - Fairfax Square Special Exception (Fairfax Square, LLC, 4747 Bethesda Ave., Suite 200, Bethesda, MD 20814); for a special exception for a waiver of certain sign regulations on 7.7 acres zoned C-7, located at 1920 Aline Ave., Vienna, VA 22182-2738, tax map 039-2-02-0106, Providence District, (agent: Lori Greenlief, 1750 Tysons Blvd., Suite 1800, Tysons, VA 22102, (703) 712-5433).

## Real Estate Transactions of Interest August 16 through 26, 2021

### Commercial/Land

**6211 N. Kings Highway LLC**, to LIDL US Operations, LLC, 3500 South Clark Street, Arlington, VA 22202; sale on 08/18/21 of Parcel , 1.94 acres, commercial, zoned C-8, at 6211 North Kings Highway, Alexandria, VA, 22303, Mt. Vernon Dist., 1-story, 12,478 sq. ft. "Office Depot" built 2000; assessed in 2021 for \$5,130,840: \$2,276,220 (land); \$2,854,620 (improvement), tax map 083-3-01-0022A; \$8,000,000 (27286/1826).

**JKF Properties, LLC**, to Cedar Park Vienna, LLC, 8412 Copperleaf Court, Fairfax Station, VA 22039; sale on 08/19/21 of Parcel 2, Mayfair Realty and Construction Co. Inc., 36,150.00 sq. ft., improved, commercial, zoned C-5, at 2530 Cedar Lane, Vienna, VA, 22180, Providence Dist., 1,800 sq. ft., 1-story Citgo Station built 1967; assessed in 2021 for \$2,226,520: \$1,735,200 (land); \$491,320 (improvement); \$2,000,000 trust with Capital Bank, NA, tax map 049-1-01-0042A; \$3,450,000 (27289/0001).

**Yougesh C. Jain, Trustee**, to Lafayette Center Holdings LLC, 25316 Fairbanks Place, Chantilly, VA 20152; sale on 08/20/21 of Condo Unit(s) 1825, The Ponds at Lafayette Commercial Condominium, improved, commercial, zoned I-4, at 4229 Lafayette Center Drive, Suite 1825, Chantilly, VA, 20151, Sully Dist., 1,692 sq. ft., 1-story commercial condominium built in 2006; assessed in 2021 for \$394,240: \$78,850 (land); \$315,390 (improvement); \$327,200 trust with John Marshall Bank, tax map 033-2-10-1825; \$409,000 (27290/1475).

**14325 Willard Road LLC**, to Triad Summits, LLC, 14325 Willard Road, Unit H, Chantilly, VA 20151; sale on 08/23/21 of Condo Unit(s) 4, Marbrook Centre Condo, improved, commercial, zoned I-5, at 14325 Willard Road, Unit A, Chantilly, VA, 20151, Sully Dist., 1-story, 3,919 sq. ft. office condo built 1987; assessed in 2021 for \$601,760: \$120,350 (land); \$481,410 (improvement), tax map 044-1-05-A; \$1,000,000 (27292/2046).

**Patrick J. Quinn**, to Edme Properties LLC, 5631 Burke Centre Parkway, Unit J, Burke, VA 22015; sale on 08/23/21 of Condo Unit(s) J, Burke Centre Condominium Offices, improved, commercial, zoned I-5, at 5631 Burke Centre Parkway, Burke, VA, 22015, Braddock Dist., 1-story, 1,152 sq. ft. office condominium unit built 1982; assessed in 2021 for \$311,040: \$62,210 (land); \$248,830 (improvement); \$224,000 trust with EagleBank, tax map 077-1-16-J; \$280,000 (27294/1193).

**RGW Reston Real Estate, LLC**, to Mitco RG I LLC, 1850 Town Center Parkway, Pavilion 2, Suite 655, Reston,

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VA 20190; sale on 08/23/21 of Condo Unit(s) 655, Pavilion II Medical Office Building Condo, improved, commercial, zoned PRC, at 1850 Town Center Parkway, Unit 655, Reston, VA, 20190, Hunter Mill Dist., 6,809 sq. ft., 6-story Pavilion 2 Medical Building built 2014; assessed in 2021 for \$2,587,420: \$517,480 (land); \$2,069,940 (improvement); \$2,936,000 trust with Sandy Spring Bank, tax map 017-1-36-0655; \$3,670,000 (27293/1859).

**George and Agnes Spicer**, to Medical Art Building, LLC, 6828 Commerce Street, Springfield, VA 22150; sale on 08/24/21 of Parcel 2, East Garfield Tract, 22,597.00 sq. ft., improved, commercial, zoned C-8, at 6828 Commerce Street, Springfield, VA, 22150, Lee Dist., 2-story, 9,360 sq. ft. "Springfield Medical Building" built 1960; assessed in 2021 for \$1,382,860: \$858,690 (land); \$524,170 (improvement); \$1,500,000 credit line with Industrial Bank, tax map 080-4-06-0002; \$2,000,000 (27297/2018).

**Oro Properties I, LLC**, to POM Properties, LLC, 9121 Acadia Park Drive, Bristow, VA 20136; sale on 08/24/21 of Condo Unit(s) 25, Building 4, Phase III, Burke Professional Center, improved, commercial, zoned C-2, at 5200 A Lyngate Court, Suite 25, Burke, VA, 22015, Braddock Dist., 1-story, 1,471 sq. ft. office condominium unit built 1982; assessed in 2021 for \$382,460: \$76,490 (land); \$305,970 (improvement); \$352,000 trust with PNC Bank, NA, tax map 069-4-16-03-0025; \$440,000 (27297/0426).

**Leta Boyer, Trustee**, to GTK, LLC, 4820 Dodson Drive, Annandale, VA 22003; sale on 08/25/21 of Condo Unit(s) 6369-101, Phase 1, Rolling Mill Office Park Condo, improved, commercial, zoned C-2, at 6369 Rolling Mill Place, Suite 101, Springfield, VA, 22152, Springfield Dist., 827 sq. ft., 1-story office condo unit built 1989; assessed in 2021 for \$198,480: \$39,700 (land); \$158,780 (improvement), Condo Unit(s) 6371-101, Phase 1, Rolling Mill Office Park Condo, improved, commercial, zoned C-2, at 6371 Rolling Mill Place, Suite 101, Springfield, VA, 22152, Springfield Dist., 878 sq. ft., 1-story office condominium unit built 1989; assessed in 2021 for \$210,720: \$42,140 (land); \$168,580 (improvement), tax map 079-3-32-69-0101 079-3-32-71-0101; \$340,000 (27299/1692).

### Residential/Lots

**Brian and Felicia Kleinfelt**, to 8717 Kerry by C Lin, LLC, 8717 Kerry Lane, Springfield, VA 22152; sale on 08/16/21 of Lot 235, Section 4, Rolling Valley, 11,467.00 sq. ft., improved, SFD, zoned R-2C, at 8717 Kerry Lane, Springfield, VA, 22152, Springfield Dist., split-foyer SFD built 1967; assessed in 2021 for \$492,530: \$191,000 (land);

\$301,530 (improvement), tax map 0891-1-06-0235; \$622,800 (27282/1622).

**Delight Penny Pace, Trustee of the Delight Penny Pace Trust**, to KGM, LLC, 1928 Franklin Avenue, McLean, VA 22101; sale on 08/16/21 of Lot 28-A, Franklin Forest, 20,792.00 sq. ft., improved, SFD, zoned R-2, at 1926 Franklin Avenue, McLean, VA, 22101, Dranesville Dist., 1-story SFD built 1991; assessed in 2021 for \$961,390: \$585,000 (land); \$376,390 (improvement), tax map 041-1-08-0028A; \$1,250,000 (27283/0432).

**Stephanie Yoo**, to BDT Homes, LLC, 6842 Elm Street, Suite 200, McLean, VA 22101; sale on 08/16/21 of Lot 70, Hansborough Subdivision, 20,711.00 sq. ft., improved, SFD, zoned R-3, at 1216 Earnestine Street, McLean, VA, 22101, Dranesville Dist., split-level SFD built 1958; assessed in 2021 for \$895,580: \$485,000 (land); \$410,580 (improvement); \$8 million supplemental deed of trust with United Bank, tax map 030-1-05-0070; \$1,050,000 (27282/0231).

**Truett and Ana Tooke**, to Orchard Homes III, 31 West 27th Street, 4th Floor, New York, NY 10001; sale on 08/16/21 of Lot 32, Section 2, Bluffs of Wolf Trap, 17,159.00 sq. ft., improved, SFD, zoned R-2, at 9139 Ermantrude Court, Vienna, VA, 22182, Hunter Mill Dist., 2-story SFD built 1983; assessed in 2021 for \$891,880: \$409,000 (land); \$482,880 (improvement), tax map 028-2-09-0032; \$1,200,000 (27282/1403).

**Alfred and Joanne Ulvog, Trustees**, to 1858 Foxstone, LLC, 2073 Madrillon Road, Vienna, VA 22182; sale on 08/17/21 of Lot 21, Section 1, Foxstone, 10,822.00 sq. ft., improved, SFD, zoned R-2C, at 1858 Foxstone Drive, Vienna, VA, 22182, Hunter Mill Dist., 2-story SFD built 1970; assessed in 2021 for \$816,170: \$365,000 (land); \$451,170 (improvement); \$684,000 trust with Sandy Spring Bank, tax map 028-4-19-0021; \$855,000 (27284/1553).

**Debra Avers**, to TBL Home Solutions LLC, 12467 Henderson Road, Clifton, VA 20124; sale on 08/17/21 of Lot 7, Section 1, Block C, Mosby Woods, 0.24 acres, improved, SFD, zoned Residential High, at 10205 Shiloh Street, Fairfax, VA, 22030, City of Fairfax, 1-story SFD built 1961; assessed in 2021 for \$545,400: \$225,400 (land); \$320,000 (improvement); \$540,000 trust with R&F Commercial Debt and Equity, LLC, tax map 47 4 07 C 007; \$450,000 (27285/0964).

**Frances A. Miller**, to Spirit Realty LLC, 19176 Greystone Square, Leesburg, VA 20176; sale on 08/17/21 of Lot 127, Section 2, Kings Park West, 10,629.00 sq. ft., improved, SFD, zoned R-2C, at 9709 Commonwealth Blvd., Fairfax, VA, 22032, Braddock Dist., 1-story SFD built 1967; assessed in 2021 for \$519,730: \$235,000 (land); \$284,730 (improvement); \$520,000 trust with C Store, Inc., tax map 069-3-05-0127; \$596,500 (27286/0889).



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**The Retreat at Westfields, LC,** to MSR Westfields LLC, 8401 Greensboro Drive, Unit 450, McLean, VA 22102; sale on 08/17/21 of Lot 62, The Retreat at Westfields, 2,241.00 sq. ft., vacant, residential, zoned PDH-8, on Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 63, The Retreat at Westfields, 1,877.00 sq. ft., vacant, residential, zoned PDH-8, on Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 64, The Retreat at Westfields, 1,877.00 sq. ft., vacant, residential, zoned PDH-8, on Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 65, The Retreat at Westfields, 1,877.00 sq. ft., vacant, residential, zoned PDH-8, at Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 66, The Retreat at Westfields, 1,877.00 sq. ft., vacant, residential, zoned PDH-8, at Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 67, The Retreat at Westfields, 1,877.00 sq. ft., vacant, residential, zoned PDH-8, at Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 68, The Retreat at Westfields, 1,877.00 sq. ft., vacant, residential, zoned PDH-8, at Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 69, The Retreat at Westfields, 2,241.00 sq. ft., vacant, residential, zoned PDH-8, at Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 122, The Retreat at Westfields, 2,247.00 sq. ft., vacant, residential, zoned PDH-8, at Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 123, The Retreat at Westfields, 1,877.00 sq. ft., vacant, residential, zoned PDH-8, at Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 125, The Retreat at Westfields, 1,877.00 sq. ft., vacant, residential, zoned PDH-8, at Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 124, The Retreat at Westfields, 1,877.00 sq. ft., vacant, residential, zoned PDH-8, at Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 126, The Retreat at Westfields, 1,877.00 sq. ft., vacant, residential, zoned PDH-8, at Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 127, The Retreat at Westfields, 1,877.00 sq. ft., vacant, residential, zoned PDH-8, at Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 128, The Retreat at Westfields, 1,877.00 sq. ft., vacant, residential, zoned PDH-8, on Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 129, The Retreat at Westfields, 2,247.00 sq. ft., vacant, residential, zoned PDH-8, at Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 151, The Retreat at Westfields, 2,247.00 sq. ft., vacant, residential, zoned

PDH-8, at Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 152, The Retreat at Westfields, 1,877.00 sq. ft., vacant, residential, zoned PDH-8, at Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 153, The Retreat at Westfields, 1,877.00 sq. ft., vacant, residential, zoned PDH-8, at Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 154, The Retreat at Westfields, 1,877.00 sq. ft., vacant, residential, zoned PDH-8, at Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 155, The Retreat at Westfields, 1,877.00 sq. ft., vacant, residential, zoned PDH-8, at Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 156, The Retreat at Westfields, 1,877.00 sq. ft., vacant, residential, zoned PDH-8, at Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed, Lot 157, The Retreat at Westfields, 2,247.00 sq. ft., vacant, residential, zoned PDH-8, at Ridgeview Retreat Drive, Chantilly, VA, 20151, Sully Dist., not yet assessed; \$8,500,000 credit line with M&T Bank, tax map 043-4-09-0154 043-4-09-0153 043-4-09-0122 043-4-09-0152 043-4-09-0151 043-4-09-126 043-4-09-0068 043-4-09-0067 043-4-09-0066 043-4-09-0065 043-4-09-0064 043-4-09-0063 043-4-09-0062 043-4-09-0129 043-4-09-0128 043-4-09-0127 043-4-09-0157 043-4-09-0156 043-4-09-0125 043-4-09-0155 043-4-09-0124; \$7,015,000 (27284/1455).

**Thomas and Judy Harvey, Trustees,** to 1012 Fairfield, LLC, 129 Fourth Day, LLC, 233 Clark Stream, LLC, 3 Lord Fairfax, LLC, Correllalpha, LLC, and 118 Newgate, LLC, 115 Gilder Creek Drive, Greenville, SC 39607; sale on 08/17/21 of Lot 40, Block 13, Subdivision of Section 11, Rollin Hall Village, 11,011.00 sq. ft., improved, SFD, zoned R-3, at 7913 Bainbridge Road, Alexandria, VA, 22308, Mt. Vernon Dist., 1-story SFD built 1955; assessed in 2021 for \$617,440: \$262,000 (land); \$355,440 (improvement), tax map 102-1-09-13-0040; \$799,999 (27285/0565).

**Dannis E. Mastie, Sr.,** to The Fairfax Development Corporation, 7137 Woodland Drive, Springfield, VA 22151; sale on 08/18/21 of Parcel A, Leewood, 22,087.00 sq. ft., vacant, residential, zoned Res. with Other Res. Zoning, at 7137 Woodland Drive, Springfield, VA, 22151, Mason Dist., land assessed in 2021 for \$286,000; \$975,000 trust with MVB Bank, Inc., tax map 071-3-07-0037A; \$500,000 (27287/1567).

**Dariush Jahanian, Trustee,** to Diamond Ridge LLC, 43576 Heritage Gap Terrace, Chantilly, VA 20152; sale on 08/18/21 of Lot , 6.68 acres, improved, residential, zoned RE, at 2347 Hunter Mill Road, Vienna, VA, 22181, Hunter Mill Dist., 2-story SFD built 1925; assessed in 2021 for \$1,417,000: \$1,291,000 (land); \$126,000 (improvement);

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\$1,068,750 trust with Goldman Sachs Bank USA, tax map 037-2-01-0026; \$1,425,000 (27287/1445).

**Lang Caovan and Solange Caovan-Hornbake, Co-Trustees**, to Anchor Homes LLC, 45448 East Severn Way, Sterling, VA 20166; sale on 08/18/21 of Lot 99, Section 5, Donna Lee Gardens, 10,593.00 sq. ft., improved, SFD, zoned R-4, at 7206 Michael Place, Falls Church, VA, 22046, Providence Dist., 1-story SFD built 1951; assessed in 2021 for \$649,850: \$320,000 (land); \$329,850 (improvement), tax map 050-1-09-0099; \$588,000 (27286/1990).

**Seth and Diane Davidson**, to MM Design Co. LLC, 3307 Military Drive, Falls Church, VA 22044; sale on 08/18/21 of Lot 656, Section 7, Barcroft Lake Shores, 19,082.00 sq. ft., improved, SFD, zoned R-2, at 6340 Waterway Drive, Falls Church, VA, 22044, Mason Dist., 1-story SFD built 1955; assessed in 2021 for \$692,120: \$390,000 (land); \$302,120 (improvement); \$862,750 credit line trust with WCP Fund I, LLC, tax map 061-1-11-0656; \$765,000 (27287/1924).

**Michael and Regina Moriarty**, to Brush Arbor Home Construction, LLC, 44927 George Washington Blvd., Ashburn, VA 20147; sale on 08/19/21 of Lot 22, Section 4, Wrenwood, 15,001.00 sq. ft., improved, SFD, zoned R-2, at 6032 Franklin Park Road, McLean, VA, 22101, Dranesville Dist., 1-story SFD built 1960; assessed in 2021 for \$718,680: \$485,000 (land); \$233,680 (improvement); \$1,959,000 trust with Mainstreet Bank, tax map 031-4-17-0022; \$1,135,000 (27288/1623).

**Occoquan Overlook II LC**, to IHMW Shirley Gate, LLC, 4140 Pleasant Valley Road, Suite 200, Chantilly, VA 20151; sale on 08/19/21 of Lot 13, Kevin Kraig Road Subdivision, 36,454.00 sq. ft., vacant, residential, zoned R-1, at 9119 Kevin Kraig Road, Lorton, VA, 22079, Mt. Vernon Dist., land assessed in 2021 for \$338,000, tax map 106-4-09-0013; \$395,000 (27289/1459).

**Billie-Ann Evans**, to 7134 Sewell, LLC, 1355 Beverly Road, Unit 330, McLean, VA 22101; sale on 08/20/21 of Lot 4, Fairfax Terrace, 13,519.00 sq. ft., improved, SFD, zoned R-4, at 7134 Sewell Avenue, Falls Church, VA, 22046, Providence Dist., 1-story SFD built 1951; assessed in 2021 for \$585,850: \$322,000 (land); \$263,850 (improvement); \$1,079,500 credit line with Sandy Spring Bank, tax map 040-3-13-0004; \$705,000 (27290/1314).

**George Kelly, Trustee**, to Serinity Greatfalls, LLC, 790 Walker Road, Great Falls, VA 22066; sale on 08/20/21 of Parcel A, Oliver Estates, 4.30 acres, improved, residential, zoned R-2, at 790 Walker Road, Great Falls, VA, 22066, Dranesville Dist., 14,582 sq. ft., 2-story nursery school/day care built 1985; assessed in 2021 for \$3,699,740: \$2,251,380 (land); \$1,448,360 (improvement);

\$4,320,000 trust with The Freedom Bank, tax map 013-1-03-A; \$5,550,000 (27290/2112).

**Ronald Henry Peele, Jr., Trustee, et al.**, to The Potomac School, 1301 Potomac School Road, McLean, VA 22101; sale on 08/20/21 of Lot 56, Section 3, Evermay, 21,144.00 sq. ft., improved, SFD, zoned R-2, at 1234 Potomac School Road, McLean, VA, 22101, Dranesville Dist., split-level SFD built 1972; assessed in 2021 for \$1,381,500: \$672,000 (land); \$709,500 (improvement), tax map 031-1-13-0056; \$1,762,500 (27290/0880).

**Virginia Lee and Charles McGavin**, to Addison Estates LLC, 4460 Brookfield Corporate Drive, Suite P, Chantilly, VA 20151; sale on 08/20/21 of Parcel D, Property of Charles McGavin, et al., 1.85 acres, vacant, residential, zoned R-1, at 10225 Leesburg Pike, Vienna, VA, 22182, Hunter Mill Dist., land assessed in 2021 for \$443,000, Lot E, Property of Charles McGavin, et al., 1.71 sq. ft., vacant, residential, zoned R-1, at 10229 Leesburg Pike, Vienna, VA, 22182, Hunter Mill Dist., land assessed in 2021 for \$519,000, Parcel F, Property of Charles McGavin, et al., 1.83 acres, vacant, residential, zoned R-1, at 10227 Leesburg Pike, Vienna, VA, 22182, Hunter Mill Dist., land assessed in 2021 for \$520,000, Parcel H, Property of Charles McGavin, et al., 2.51 acres, improved, SFD, zoned R-1, at 10231 Leesburg Pike, Vienna, VA, 22182, Hunter Mill Dist., 2-story SFD built 1946; assessed in 2021 for \$672,400: \$470,000 (land); \$202,400 (improvement); \$4,000,000 credit line with Sandy Spring Bank, tax map 018-2-07-E 018-2-07-D 018-2-07-H 018-2-07-F; \$2,154,400 (27291/1289).

**Arlene Andrews**, to Oakmont Homes, LLC, 2314 Candlewood Drive, Alexandria, VA 22308; sale on 08/23/21 of Lot 27, Section 1, Block 2, Williamsburg Manor North, 14,831.00 sq. ft., improved, SFD, zoned R-3, at 2314 Candlewood Drive, Alexandria, VA, 22308, Mt. Vernon Dist., 1-story built 1964; assessed in 2021 for \$608,600: \$269,000 (land); \$339,600 (improvement); \$553,000 credit line with Next Bank International, Inc., tax map 102-3-12-02-0027; \$600,000 (27293/1768).

**Brenda Riffe, Trustee**, to Marshall Hills, LC, 407-L Church Street NE, Vienna, VA 22180; sale on 08/23/21 of Parcel , 2.00 acres, improved, SFD, zoned R-1, at 4614 McKenzie Avenue, Fairfax, VA, 22030, Braddock Dist., 1-story + attic SFD built 1946; assessed in 2021 for \$287,830: \$277,000 (land); \$10,830 (improvement), tax map 056-4-01-0004; \$900,000 (27295/0262).

**Kenneth Labowitz, Guardian and Conservator**, to N & S Del Cid Investments LLC, 5541 Janelle Street, Alexandria, VA 22303; sale on 08/23/21 of Lot 7, Section 13, Block 9, Virginia Hills, 10,080.00 sq. ft., improved, SFD, zoned R-4, at 6409 Prospect Terrace, Alexandria, VA, 22310, Lee Dist., 1-story SFD built 1954; assessed in



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2021 for \$445,030: \$200,000 (land); \$245,030 (improvement), tax map 082-4-14-09-0007; \$433,000 (27292/2137).

**NVR, Inc.**, to Muhammad Omari, 4486 Commons Drive, Annandale, VA 22003; sale on 08/23/21 of Lot 4, Block 1, Heritage 2, 1,300.00 sq. ft., improved, residential, zoned R-20, at 4486 Commons Drive, Annandale, VA, 22003, Braddock Dist., approx. 2,002 sq. ft., 4-bed, 3-full, 2-half 2-story "Mozart" model TH built 2021; assessed in 2021 for \$136,000 (land only), tax map 070-2-22-0004; \$653,400 (27293/1766).

**The Johnson A. Edosomwan LLC**, to Timothy and Dorothea Ku-Diepietro, 11339 Waples Mill Road, Oakton, VA 22124; sale on 08/23/21 of Lot 2, Glen Alden, 0.96 acres, improved, SFD, zoned R-1, at 11909 Lee Highway, Fairfax, VA, 22030, Braddock Dist., 1-story + attic SFD built 1945; assessed in 2021 for \$452,850: \$301,000 (land); \$151,850 (improvement), Lot 3, Glen Alden, 41,634.00 sq. ft., vacant, residential, zoned R-1, at 11917 Lee Highway, Fairfax, VA, 22030, Braddock Dist., land assessed in 2021 for \$301,000, Lot 8, Glen Alden, 0.28 acres, vacant, residential, zoned R-1, at 4613 Holly Avenue, Fairfax, VA, 22030, Braddock Dist., land assessed in 2021 for \$286,000, Lot 8A, Glen Alden, 0.72 acres, vacant, residential, zoned R-1, at 4613 Holly Avenue, Fairfax, VA, 22030, Braddock Dist., land assessed in 2021 for \$299,620: \$296,000 (land); \$3,620 (improvement), tax map 056-1-07-0008A 056-1-07-0008 056-1-07-0003 056-1-07-0002; \$1,590,000 (27294/1028).

**AB Land, LLC**, to The Evergreene Companies, LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151; sale on 08/24/21 of Lot 10, Wolf Run Farms, 5.36 acres, vacant, residential, zoned RC, on west side of Wolf Run Shoals Road between Long Manor Drive and Moonlight Lane, Fairfax Station, VA, 22039, Springfield Dist., land assessed for \$522,000; \$1,190,500 trust with Old Dominion Bank, tax map 086-2-11-0010; \$430,000 (27297/0391).

**AB Land, LLC**, to The Evergreene Companies, LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151; sale on 08/24/21 of Lot 13, 5.07 acres, vacant, residential, zoned RC, Wolf Run Shoals Road adjacent to Moonlight Lane, Fairfax Station, VA, 22039, Springfield Dist., land assessed in 2021 for \$515,000; \$993,500 credit line with Old Dominion Bank, tax map 086-2-11-0013; \$430,000 (27297/0517).

**Avron and Judy Hecht, Trustees**, to Focal Point Homes, LLC, 6756 Old McLean Village Drive, Suite 100, McLean, VA 22101; sale on 08/24/21 of Lot 20, Section 1, Beacon Ridge, 43,616.00 sq. ft., improved, SFD, zoned RC, at 5036 Prestwick Drive, Fairfax, VA, 22030, Springfield Dist., 1-story SFD built 1958; assessed in 2021 for \$735,470: \$420,000 (land); \$315,470 (improvement);

\$10 million supplemental deed of trust with United Bank, tax map 068-1-05-0020; \$875,000 (27297/1238).

**Varun and Sylvie Sarin**, to Orchard Property III, LLC, 31 West 27th Street, 4th Floor, New York, NY 10001; sale on 08/24/21 of Lot 12, Chandler Grove, 4,630.00 sq. ft., improved, SFD, zoned PDH-4, at 4226 Rose Thicket Lane, Fairfax, VA, 22030, Braddock Dist., 2-story SFD built 2008; assessed in 2021 for \$798,680: \$247,000 (land); \$551,680 (improvement), tax map 057-1-03-0012; \$975,000 (27296/0776).

**Christopher Halpin, Patrick Halpin and Catherine Brown**, to RMR Homes LLC, 6430 Noble Drive, McLean, VA 22101; sale on 08/25/21 of Lot 33, Section 2-B, Birchwood Subdivision, 13,304.00 sq. ft., improved, SFD, zoned R-3, at 6430 Noble Drive, McLean, VA, 22101, Dranesville Dist., 1-story SFD built 1962; assessed in 2021 for \$821,190: \$427,000 (land); \$394,190 (improvement); \$1,713,000 credit line with FVCbank, tax map 031-3-17-0033; \$925,000 (27301/0022).

**Gregory Rawson, Executor**, to Delta Concrete Corporation, 1806 Olney Road, Falls Church, VA 22043; sale on 08/25/21 of Lot 21, Section 1, Olney Park, 10,361.00 sq. ft., improved, SFD, zoned R-4, at 1806 Olney Road, Falls Church, VA, 22043, Dranesville Dist., 1-story SFD built in 1962; assessed in 2021 for \$572,510: \$285,000 (land); \$287,510 (improvement), tax map 030-3-18-0021; \$675,000 (27299/0576).

**Lance and Nanese Downing, Trustees**, to Dean Design, LLC, 11703 Stuart Mill Road, Oakton, VA 22124; sale on 08/25/21 of Lot 11, Kenbargen, 23,326.00 sq. ft., improved, SFD, zoned R-2, at 1907 Bargo Court, McLean, VA, 22101, Dranesville Dist., split-foyer SFD built 1962; assessed in 2021 for \$1,196,230: \$593,000 (land); \$603,230 (improvement), tax map 041-1-24-0011; \$1,325,000 (27299/1695).

**Renaissance Townes - Alexandria, LP**, to Tri Pointe Homes DC Metro, Inc., 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854; sale on 08/25/21 of Lot 64, Bren Pointe, 2,356.00 sq. ft., vacant, residential, zoned R-12, at 5525 Valmarana Way, Alexandria, VA, 22312, Mason Dist., land assessed in 2021 for \$235,000, Lot 65, Bren Pointe, 1,799.00 sq. ft., vacant, residential, zoned R-12, at 5523 Valmarana Way, Alexandria, VA, 22312, Mason Dist., land assessed in 2021 for \$230,000, Lot 66, Bren Pointe, 1,469.00 sq. ft., vacant, residential, zoned R-12, at 5521 Valmarana Way, Alexandria, VA, 22312, Mason Dist., land assessed in 2021 for \$230,000, Lot 67, Bren Pointe, 1,469.00 sq. ft., vacant, residential, zoned R-12, at 5519 Valmarana Way, Alexandria, VA, 22312, Mason Dist., land assessed in 2021 for \$230,000, Lot 68, Bren Pointe, 1,799.00 sq. ft., vacant, residential, zoned R-12, at 5517 Valmarana Way, Alexandria, VA, 22312, Mason

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Dist., land assessed in 2021 for \$230,000, Lot 69, Bren Pointe, 2,356.00 sq. ft., vacant, residential, zoned R-12, at 5515 Valmarana Way, Alexandria, VA, 22312, Mason Dist., land assessed in 2021 for \$235,000, tax map 081-2-17-0069 081-2-17-0068 081-2-17-0067 081-2-17-0066 081-2-17-0065 081-2-17-0064; \$1,466,082 (27298/1113).

**1249 Bladensburg LLC**, to H&HH Realty LLC, 10814 Ann Street, Fairfax, VA 22030; sale on 08/26/21 of Lot 1-C, Section 2, East Fairfax Park, 7,840.00 sq. ft., improved, commercial, zoned Commercial Retail, at 10814 Ann Street, Fairfax, VA, 22030, City of Fairfax, 3,459 sq. ft. general retail style building built 1968; assessed in 2021 for \$883,400: \$352,800 (land); \$530,600 (improvement); \$950,000 credit line with Bank of Clarke County; \$1,450,000 (27301/0641).

**Louis Michael Neri, Trustee**, to Stepup Associates LLC, 24196 Spring Meadow Circle, Aldie, VA 20105; sale on 08/26/21 of Lot 7, Section 2, Block K, Pimmit Hills, 10,006.00 sq. ft., improved, SFD, zoned R-4, at 2038 Arch Drive, Falls Church, VA, 22043, Dranesville Dist., 1-story SFD built 1951; assessed in 2021 for \$505,570: \$285,000 (land); \$220,570 (improvement); \$1,214,000 credit line with FVCbank, tax map 040-1-05K-0007; \$650,000 (27302/0038).

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

**Harvest Holdings I, LLC**, to Yi Guo and Jiahua Kong, 7448 Dulany Drive, McLean, VA 22101; sale on 08/16/21 of Lot 31, Section 3, Elmwood Estates, 1.02 acres, improved, SFD, zoned R-1, at 7448 Dulany Drive, McLean, VA, 22101, Dranesville Dist., approx. 10,407 sq. ft., 5-bed, 5-full, 3-half bath 2-story custom home built 2021; assessed in 2021 for \$3,427,230: \$820,000 (land); \$2,607,230 (improvement), tax map 030-1-02-0031; \$3,750,000 (27283/0485).

**NVR, Inc.**, to Jose Alicea and Jeniffer Ayuso, 12902 Sunrise Ridge Alley, Herndon, VA 20171; sale on 08/16/21 of Condo Unit(s) 56, Phase 3, Woodland Park East Condominium, improved, resid. condo, zoned PDC, at 12902 Sunrise Ridge Alley, Herndon, VA, 20171, Hunter Mill Dist., new multiplex residential condominium unit, details n/a; not yet individually assessed; \$620,532 trust with NVR Mortgage Finance, Inc., tax map part of 016-4-29-0000-F; \$689,480 (27281/0920).

**New Dimension, Inc.**, to Lawrence Lee and Christine Min, 2127 Greenwich Drive, Falls Church, VA 22043; sale on 08/16/21 of Lot 70, Section 2, Westhampton, 14,000.00 sq. ft., improved, SFD, zoned R-2, at 2127 Greenwich Street, Falls Church, VA, 22043, Dranesville Dist., approx. 6,158 sq. ft., 6-bed, 6-bath 2-story "Clarendon" model SFD built in 2020; assessed in 2021 for \$1,644,050: \$444,000

(land); \$1,200,050 (improvement); \$1,150,000 trust with McLean Mortgage Corp., tax map 040-4-02-0070; \$1,770,000 (27281/2155).

**Toll Mid-Atlantic LP Co., Inc.**, to Norman and Alice Mauroner, 1748 McKenna Point Drive, McLean, VA 22102; sale on 08/16/21 of Condo Unit(s) 2208, Building 22, Phase 22, Union Park at McLean Condominium, improved, resid. condo, zoned R-20, at 1748 McKenna Point Drive, Unit 2208, McLean, VA, 22102, Providence Dist., new residential condominium unit, details n/a; not yet assessed; \$822,375 trust with TBI Mortgage Co., tax map 030-3-48-2208; \$1,421,778 (27281/1176).

**Toll VA VII LP**, to Jimmy and Shannon Sylakowski, 4667 Charger Place, Chantilly, VA 20151; sale on 08/16/21 of Lot 23, Commonwealth Place, 1,104.00 sq. ft., improved, TH, zoned PDC, at 4667 Charger Place, Chantilly, VA, 20151, Sully Dist., approx. 1,861 sq. ft., 3-bed, 3-full, 2-half bath 2-story "Aberdeen" model TH built 2021; assessed in 2021 for \$190,000 (land only); \$689,896 trust with TBI Mortgage Co., tax map 044-1-20-0023; \$689,896 (27282/1347).

**Tri Pointe Homes DC Metro, Inc., f/k/a Winchester Homes Inc.**, to Nicole Jolly, 6241 Edsall Road, Alexandria, VA 22312; sale on 08/17/21 of Lot 61, Bren Pointe, 1,469.00 sq. ft., improved, TH, zoned R-12, at 6241 Edsall Road, Alexandria, VA, 22312, Mason Dist., approx. 2,090 sq. ft., 3-bed, 3-full, 2-half bath 2-story "Cameron" model TH built 2021; assessed in 2021 for \$245,000: \$230,000 (land); \$15,000 (improvement); \$587,305 trust with Loandepot.com, LLC, tax map 081-2-17-0061; \$690,948 (27285/1456).

**NVR, Inc.**, to Rajesh Nawab and Haylee Cousins, Trustees, 14039 Sunrise Valley Drive, Herndon, VA 20171; sale on 08/18/21 of Condo Unit(s) 5K, Phase 1, Foster's Glen Condominium, improved, resid. condo, zoned PDH-5, at 14039 Sunrise Valley Drive, Unit 5K, Herndon, VA, 20171, Sully Dist., new residential multiplex condominium unit, details n/a; assessed in 2021 for \$150,000 (land only), tax map 024-2-12-0010; \$600,000 (27288/0018).

**Pulte Home Co., LLC**, to Giaudenio and Mitzi Cruz, 9555 Saintsbury Drive, Unit 460, Fairfax, VA 22031; sale on 08/18/21 of Condo Unit(s) 3-406, Building 3, Phase 3, The Atrium at Metrowest Condominium, improved, resid. condo, zoned PDH-16, at 9555 Saintsbury Drive, Unit 406, Fairfax, VA, 22031, Providence Dist., approx. 1,546 sq. ft., 2-bed, 2-bath 1-story residential condo unit built 2021; assessed in 2021 for \$250,500 (improvement only); \$545,490 trust with Pulte Mortgage LLC, tax map 048-3-55-02-0406; \$570,490 (27286/2141).

**Toll VA VII LP**, to Nicole D. White, 4744 Tatum Mill Way, Chantilly, VA 20151; sale on 08/18/21 of Condo



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Unit(s) 509, Phase 5, Commonwealth Place at Westfields Condominium, improved, resid. condo, zoned PDC, at 4744 Tatum Mill Way, Unit 509, Chantilly, VA, 20151, Sully Dist., new residential condominium unit, details n/a; not yet individually assessed; \$427,833 trust with TBI Mortgage Co., tax map 044-1-21-0509; \$534,791 (27287/0290).

**Christopher at Piney Run, LLC**, to Christine Loidolt, 6104 Fairview Farm Drive, Unit 410, Alexandria, VA 22315; sale on 08/19/21 of Condo Unit(s) 410, Phase 3, Crest of Alexandria Condominium, improved, resid. condo, zoned R-1, at 6104 Fairview Farm Drive, Unit 410, Alexandria, VA, 22315, Lee Dist., approx. 967 sq. ft., 2-bed, 2-bath 1-story residential condo unit built 2020; assessed in 2021 for \$187,920: \$18,790 (land); \$169,130 (improvement); \$150,337 trust with Fairway Independent Mortgage Corp., tax map 100-1-15-03-0410; \$187,922 (27289/1776).

**NVR, Inc.**, to Dean Woods, 4480 Commons Drive, Annandale, VA 22003; sale on 08/19/21 of Lot 1, Block 1, Heritage 2, 2,010.00 sq. ft., improved, TH, zoned R-20, at 4480 Commons Drive, Annandale, VA, 22003, Braddock Dist., new TH, details n/a; assessed in 2021 for \$140,000 (land only); \$657,402 trust with NVR Mortgage Finance, Inc., tax map 070-2-22-0001; \$680,770 (27289/0260).

**NVR, Inc.**, to Aaron Albin and Jaslin Thomas, 12886 Sunrise Ridge Alley, Herndon, VA 20171; sale on 08/19/21 of Condo Unit(s) 48, Phase 3, Woodland Park East Condominium, improved, resid. condo, zoned PDC, at 12886 Sunrise Ridge Alley, Herndon, VA, 20171, Hunter Mill Dist., new multiplex condominium unit, details n/a; not yet individually assessed; \$589,950 trust with NVR Mortgage Finance, Inc., tax map 016-4-30-0088; \$655,500 (27289/0589).

**Toll VA VII LP**, to Binh Vie Le and Van Thuy Vu, 14422 Beckett Glen Circle, Chantilly, VA 20151; sale on 08/19/21 of Condo Unit(s) 903, Phase 9, Commonwealth Place at Westfields Condominium, improved, resid. condo, zoned PDC, at 14422 Beckett Glen Circle, Unit 903, Chantilly, VA, 20151, Sully Dist., approx. 1,654 sq. ft., 3-bed, 2.5-bath "Sully" ADU 2-story multiplex condominium unit built 2021; assessed in 2021 for \$204,610: \$20,460 (land); \$184,150 (improvement); \$194,612 trust with Mortgage Solutions, Inc., tax map 044-1-21-0903; \$204,612 (27288/1718).

**Collingwood Springs Homes LLC**, to Molly Fogarty, 1803 Olive Court, Alexandria, VA 22308; sale on 08/20/21 of Lot 3, Section 2, Block 1, Khoriatys Addition to Collingwood Springs, 10,742.00 sq. ft., improved, SFD, zoned R-3, at 1803 Olive Court, Alexandria, VA, 22308, Mt. Vernon Dist., approx. 5,231 sq. ft., 5-bed, 4.5-bath 2-story "Hamilton" model SFD built 2021; assessed in 2021

for \$250,000; \$1,200,000 trust with Wells Fargo Bank, tax map 102-4-23-01-0003; \$1,540,240 (27292/0431).

**K R Assets, LLC**, to Augustino and Elizabeth Albanese, 7130 Alger Road, Falls Church, VA 22042; sale on 08/20/21 of Lot 151, Section 3, Woodley, 10,010.00 sq. ft., improved, SFD, zoned R-4, at 7130 Alger Road, Falls Church, VA, 22042, Mason Dist., approx. 3,569 sq. ft., 6-bed, 5.5-bath custom 2-story SFD built in 2021; assessed in 2021 for \$1,015,090: \$230,000 (land); \$785,090 (improvement); \$836,550 trust with McLean Mortgage Corp., tax map 050-3-04-0151; \$1,075,000 (27291/2176).

**Meadow Ridge, LC**, to Fareed Aref and Susanne Sehnalek, 45811 Mountain Pine Square, Sterling, VA 20166; sale on 08/20/21 of Lot 3, Pond Mist Reserve, 13,134.00 sq. ft., improved, SFD, zoned PDH-2, at 3176 Pond Mist Way, Herndon, VA, 20171, Sully Dist., new SFD, details n/a; \$965,000 trust with Sandy Spring Bank, tax map 035-2-26-0003; \$1,608,528 (27291/0924).

**Toll Mid-Atlantic LP Co., Inc.**, to Shuyin Zou and Yacheng Yang, 1334 Belasco Valley Circle, Great Falls, VA 22066; sale on 08/20/21 of Lot 90, Section 1, Arden at McLean, 36,058.00 sq. ft., improved, SFD, zoned R-1, at 1334 Belasco Valley Circle, Great Falls, VA, 22066, Dranesville Dist., approx. 7,031 sq. ft., 5-bed, 5.5-bath 2-story "Warhol" SFD built 2020; assessed in 2021 for \$2,189,580: \$793,000 (land); \$1,396,580 (improvement); \$350,000 trust with Jiahao LLC, tax map 019-4-30-0090; \$2,416,405 (27291/0520).

**Toll Mid-Atlantic LP Co., Inc.**, to Bedri Yousif and Samiha Al Harari, 9194 Farber Forge Court, Great Falls, VA 22066; sale on 08/20/21 of Lot 14, Section 1, Arden at McLean, 41,153.00 sq. ft., improved, SFD, zoned R-1, at 9194 Farber Forge Court, Great Falls, VA, 22066, Dranesville Dist., approx. 6,117 sq. ft., 5-bed, 6.5-bath 2-story "Mondrian" model SFD built 2020; assessed in 2021 for \$2,100,030: \$798,000 (land); \$1,302,030 (improvement); \$750,000 trust with Raymond James Bank, tax map 019-4-30-0014; \$2,330,815 (27291/1771).

**Tri Pointe Homes DC Metro, Inc.**, to Angeline Petersen, 12289 Sweet Willow Lane, Fairfax, VA 22030; sale on 08/20/21 of Lot 169, Phase 2, West Oaks Corner, 2,547.00 sq. ft., improved, TH, zoned PDH-8, at 12289 Sweet Willow Lane, Fairfax, VA, 2230, Springfield Dist., approx. 2,478 sq. ft., 4-bed, 3.5-bath 2-story "Sully" model TH built 2021; assessed in 2021 for \$190,000 (land only); \$822,000 trust with Old Dominion National Bank, tax map 056-1-29-0169; \$979,218 (27291/0800).

**Tri Pointe Homes DC Metro, Inc.**, to Mingxuan Cal, 4485 Lateleaf Trail, Fairfax, VA 22030; sale on 08/20/21 of Lot 24, Phase 1, West Oaks Corner, 1,848.00 sq. ft., improved, TH, zoned PDH-8, at 4485 Lateleaf Trail, Fairfax, VA, 22030, Springfield Dist., approx. 3,102 sq. ft.,

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3-bed, 4.5-bath 2-story "Wesley" model TH built 2019; assessed in 2021 for \$763,040: \$190,000 (land); \$573,040 (improvement); \$600,000 trust with Loandepot.com LLC, tax map 056-1-29-0024; \$863,900 (27290/1726).

**DFH Capitol, LLC**, to Kevin Tran, 2607 Jetstream Road, Herndon, VA 20171; sale on 08/23/21 of Lot 41A, Foster's Glen, 1,750.00 sq. ft., improved, TH, zoned PDH-5, at 2607 Jetstream Road, Herndon, VA, 20171, Sully Dist., approx. 2,504 sq. ft., 3-bed, 2-full, 2-half bath "Haven" model 2-story TH building 2021; assessed in 2021 for \$256,000 (land only); \$719,535 trust with Jet HomeLoans, LLC, tax map 024-2-11-0041A; \$757,405 (27294/2090).

**DFH Capitol, LLC**, to Rom Sarpand and Nikisadat Mehdizadegan, 2611 Jetstream Road, Herndon, VA 20171; sale on 08/23/21 of Lot 39A, Foster's Glen, 2,340.00 sq. ft., improved, TH, zoned PDH-5, at 2611 Jetstream Road, Herndon, VA, 20171, Sully Dist., approx. 2,412 sq. ft., 4-bed, 2-full, 2-half bath "Haven" model 2-story end-unit TH built 2021; assessed in 2021 for \$263,000 (land only); \$585,244 trust with Jet HomeLoans, LLC, tax map 024-2-11-0039A; \$863,063 (27295/0626).

**Toll Mid-Atlantic LP Co., Inc.**, to David Hong, 1710 Anderson Road, Unit 2501, McLean, VA 22102; sale on 08/23/21 of Condo Unit(s) 2501, Building 25, Phase 25, Union Park at McLean Condominium, improved, resid. condo, zoned R-20, at 1710 Anderson Road, Unit 2501, McLean, VA, 22102, Providence Dist., new residential condominium unit, details n/a; not yet assessed; \$703,309 trust with Bank of America, NA, tax map 030-3-48-2501; \$1,203,309 (27294/1295).

**Tri Pointe Homes DC Metro, Inc.**, to Junoh and Min Kim, 6239 Edsall Road, Alexandria, VA 22312; sale on 08/23/21 of Lot 62, Bren Pointe, 1,799.00 sq. ft., improved, TH, zoned R-12, at 6239 Edsall Road, Alexandria, VA, 22312, Mason Dist., approx. 2,568 sq. ft., 3-bed, 2-full, 3-half bath "Stevenson" model 2-story TH built 2021; assessed in 2021 for \$245,000: \$230,000 (land); \$15,000 (improvement); \$658,032 trust with Loandepot.com, LLC, tax map 081-2-17-0062; \$822,541 (27295/0475).

**Faraday Towns, LLC**, to Alessandra Catizone and John Cheretis, 1882 Easterly Road, Reston, VA 20190; sale on 08/24/21 of Lot 9, Section 911, Block 6, Reston, 1,555.00 sq. ft., improved, TH, zoned PRM, at 1882 Easterly Road, Reston, VA, 20190, Hunter Mill Dist., approx. 2,400 sq. ft., 4-bed, 4.5-bath end-unit TH built in 2021; assessed in 2021 for \$304,000 (land only); \$772,756 trust with George Mason Mortgage, LLC, tax map 018-3-06-01-0009; \$965,945 (27295/1081).

**NVR, Inc.**, to Phillip McHugh, 4482 Commons Drive, Annandale, VA 22003; sale on 08/24/21 of Lot 2, Block 1, Heritage 2, 1,300.00 sq. ft., improved, TH, zoned R-20, at

4482 Commons Drive, Annandale, VA, 22003, Braddock Dist., new TH, details n/a; assessed in 2021 for \$136,000 (land only); \$661,510 trust with NVR Mortgage Finance, Inc., tax map 070-2-22-0002; \$661,510 (27296/0837).

**Toll VA VII LP**, to Ellen and Justin Lim, 4726 Tatum Mill Way, Chantilly, VA 20151; sale on 08/24/21 of Condo Unit(s) 501, Phase 5, Commonwealth Place at Westfields Condominium, improved, resid. condo, zoned PDC, at 4726 Tatum Mill Way, Unit 501, Chantilly, VA, 20151, Sully Dist., new multiplex condominium unit, details n/a; not yet assessed; \$426,000 trust with Wells Fargo Bank, NA, tax map 044-1-21-0501; \$586,061 (27297/1210).

**Tri Pointe Homes DC Metro, Inc.**, to Samuel Tetteh, 6237 Edsall Road, Alexandria, VA 22312; sale on 08/24/21 of Lot 63, Bren Pointe, 2,275.00 sq. ft., improved, TH, zoned R-12, at 6237 Edsall Road, Alexandria, VA, 22312, Mason Dist., approx. 2,288 sq. ft., 3-bed, 3.5-bath "Quaker" model 2-story end-unit TH built 2021; assessed in 2021 for \$250,000: \$235,000 (land); \$15,000 (improvement); \$765,310 trust with Loandepot.com, LLC, tax map 081-2-17-0063; \$850,345 (27297/1903).

**DFH Capitol, LLC**, to Courtney Katsur, 2609 Jetstream Road, Herndon, VA 20171; sale on 08/25/21 of Lot 40A, Foster's Glen, 1,801.00 sq. ft., improved, TH, zoned PDH-5, at 2609 Jetstream Road, Herndon, VA, 20171, Sully Dist., approx. 2,696 sq. ft., 3-bed, 2-full, 2-half bath "Haven w/ Loft" model 2-story + attic TH built 2021; assessed in 2021 for \$256,000 (land only); \$862,730 trust with Fulton Bank, NA, tax map 024-2-11-0040A; \$862,730 (27299/1255).

**Faraday Towns, LLC**, to Deise Asami and Anton Chuchkov, 1884 Easterly Road, Reston, VA 20190; sale on 08/25/21 of Lot 10, Section 911, Block 6, Reston, 1,220.00 sq. ft., improved, TH, zoned PRM, at 1884 Easterly Road, Reston, VA, 20190, Hunter Mill Dist., approx. 2,400 sq. ft. 3-story TH built 2021, details n/a; assessed in 2021 for \$295,000 (land only); \$814,572 trust with George Mason Mortgage, LLC, tax map 018-3-06-01-0010; \$905,080 (27300/1750).

**NVR, Inc.**, to Mohammad Omari, 4484 Commons Drive, Annandale, VA 22003; sale on 08/25/21 of Lot 3, Block 1, Heritage 2, 1,300.00 sq. ft., new TH, details n/a, zoned R-20, at 4484 Commons Drive, Annandale, VA, 22003, Braddock Dist., land assessed in 2021 for \$136,000, tax map 070-2-22-0003; \$648,405 (27299/1004).

**NVR, Inc.**, to Linda Nguyen, 14041 Sunrise Valley Drive, Herndon, VA 20171; sale on 08/25/21 of Condo Unit(s) 6J, Phase 1, Foster's Glen, improved, resid. condo, zoned PDH-5, at 14041 Sunrise Valley Drive, Unit 5J, Herndon, VA, 20171, Sully Dist., new residential condominium unit, details n/a; assessed in 2021 for \$150,000 (land only); \$442,932 trust with NVR Mortgage

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Finance, Inc., tax map 024-2-12-0009; \$553,665 (27300/1339).

**NVR, Inc.**, to Jamal Laoudi, 2644 Velocity Road, Herndon, VA 20171; sale on 08/25/21 of Lot 207, Foster's Glen, 1,152.00 sq. ft., improved, TH, zoned PDH-5, at 2644 Velocity Road, Herndon, VA, 20171, Sully Dist., approx. 1,648 sq. ft., 3-bed, 4.5-bath "Hepburn w/ Loft" model 2-story + attic TH built 2021; assessed in 2021 for \$256,000 (land only); \$620,032 trust with NVR Mortgage Finance, Inc., tax map 024-2-11-0207; \$652,665 (27300/0203).

**Pulte Home Co., LLC**, to Fairfax County Redevelopment and Housing Authority, 3700 Pender Drive, Suite 300, Fairfax, VA 22030; sale on 08/25/21 of Condo Unit(s) 3-106, Building 3, Phase 3, The Atrium at Metrowest Condominium, improved, resid. condo, zoned PDH-16, at 9555 Saintsbury Drive, Unit 106, Fairfax, VA, 22031, Providence Dist., approx. 1,546 sq. ft., 2-bed, 2-bath, 1-story ADU residential condominium unit built 2021; assessed in 2021 for \$199,640: \$19,960 (land); \$179,680 (improvement), tax map 048-3-55-02-0106; \$199,637 (27300/1477).

**Pulte Home Co., LLC**, to Fairfax County Redevelopment and Housing Authority, 3700 Pender Drive, Suite 300, Fairfax, VA 22030; sale on 08/25/21 of Condo Unit(s) 4-208, Phase 4, The Atrium at Metrowest Condominium, improved, resid. condo, zoned PDH-16, at 9500 Sprague Avenue, Unit 208, Fairfax, VA, 22031, Providence Dist., approx. 1,546 sq. ft., 2-bed, 2-bath ADU residential condo unit built 2021; assessed in 2021 for \$194,410: \$19,440 (land); \$174,970 (improvement), tax map 048-3-55-03-0208; \$194,412 (27300/0605).

**Pulte Home Co., LLC**, to Fairfax County Redevelopment and Housing Authority, 3700 Pender Drive, Suite 300, Fairfax, VA 22030; sale on 08/25/21 of Condo Unit(s) 4-108, Building 4, Phase 4, The Atrium at Metrowest Condominium, improved, resid. condo, zoned PDH-16, at 9500 Sprague Drive, Unit 108, Fairfax, VA, 22031, Providence Dist., approx. 1,546 sq. ft., 2-bed, 2-bath 1-story ADU residential condo unit built 2021; assessed in 2021 for \$194,410: \$19,440 (land); \$174,970 (improvement), tax map 048-3-55-03-0108; \$194,412 (27300/0612).

**Pulte Home Co., LLC**, to Fairfax County Redevelopment and Housing Authority, 3700 Pender Drive, Suite 300, Fairfax, VA 22030; sale on 08/25/21 of Condo Unit(s) 105, Phase 3, The Atrium at Metrowest Condominium, improved, resid. condo, zoned PDH-16, at 9555 Saintsbury Drive, Unit 105, Fairfax, VA, 22031, Providence Dist., approx. 1,391 sq. ft., 2-bed, 2-bath 1-story ADU residential condo unit built in 2021; assessed in 2021 for \$199,640: \$19,960 (land); \$179,680

(improvement), tax map 048-3-55-02-0105; \$199,637 (27300/0609).

**Pulte Home Co., LLC**, to Fairfax County Redevelopment and Housing Authority, 3700 Pender Drive, Suite 300, Fairfax, VA 22030; sale on 08/25/21 of Condo Unit(s) 4-308, Building 4, Phase 4, The Atrium at Metrowest Condominium, improved, resid. condo, zoned PDH-16, at 9500 Sprague Drive, Unit 308, Fairfax, VA, 22031, Providence Dist., approx. 1,546 sq. ft., 2-bed, 2-bath 1-story ADU residential condominium unit built 2021; assessed in 2021 for \$194,410: \$19,440 (land); \$174,970 (improvement), tax map 048-3-55-03-0308; \$194,412 (27300/0615).

**The Evergreene Companies, LLC**, to Varun and Neha Kumar, 6805 Lemon Road, McLean, VA 22101; sale on 08/25/21 of Lot 3, Section 3, Devon Park, 10,500.00 sq. ft., improved, SFD, zoned R-3, at 6805 Lemon Road, McLean, VA, 22101, Dranesville Dist., approx. 5,881 sq. ft., 6-bed, 6.5-bath "Madison" model 2-story SFD built in 2021; assessed in 2021 for \$431,670: \$420,000 (land); \$11,670 (improvement); \$1,319,951 trust with Wells Fargo Bank, NA, tax map 040-2-28-0003; \$1,649,939 (27300/0810).

**Toll VA VII LP**, to Salman and Sita Hussain, 4728 Tatum Mill Way, Chantilly, VA 20151; sale on 08/25/21 of Condo Unit(s) 502, Phase 5, Commonwealth Place at Westfields Condominium, improved, resid. condo, zoned PDC, at 4728 Tatum Mill Way, Unit 502, Chantilly, VA, 20151, Sully Dist., new multiplex condominium unit, details n/a; not yet assessed; \$585,926 trust with TBI Mortgage Co., tax map 044-1-21-0502; \$732,408 (27299/2024).

**Anchor Homes LLC**, to Eric Upton and Claudia Eid, 7681 Morris Street, Falls Church, VA 22043; sale on 08/26/21 of Lot 29, Section 3, Lee Landing Park, 2,254.00 sq. ft., improved, TH, zoned PDH-12, at 7681 Morris Street, Falls Church, VA, 22042, Providence Dist., approx. 3,488 sq. ft., 4-bed, 4.5-bath "Onyx A" model 2-story end-unit TH built 2021; assessed in 2021 for \$225,000: \$125,000 (land); \$100,000 (improvement); \$833,888 trust with Movement Mortgage, LLC, tax map 049-2-53-0029; \$1,085,000 (27302/0205).

**DFH Capitol, LLC**, to Manfield Mandigora, 2605 Jetstream Road, Herndon, VA 20171; sale on 08/26/21 of Lot 42A, Foster's Glen, 1,766.00 sq. ft., improved, TH, zoned PDH-5, at 2605 Jetstream Road, Herndon, VA, 20171, Sully Dist., approx. 2,206 sq. ft., 4-bed, 2-full, 2-half bath "Parker" model 2-story TH built 2021; assessed in 2021 for \$256,000 (land only), tax map 024-2-11-0042A; \$768,882 (27302/2043).

**K. Hovnanian at Laurel Hills Crossing, LLC**, to Sabriana and Gregory Nelson, 9411 Pattys Court, Lorton, VA 22079; sale on 08/26/21 of Lot 13, Laurel Hills



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Crossing, 8,925.00 sq. ft., improved, SFD, zoned PDH-2, at 9411 Pattys Court, Lorton, VA, 22079, Mt. Vernon Dist., approx. 6,026 sq. ft., 5-bed, 4.5-bath "Memphis II Elev. H" model 2-story SFD built 2021; assessed in 2021 for \$259,000 (land only); \$943,409 trust with Navy Federal Credit Union, tax map 106-4-10-0013; \$972,687 (27302/1012).

**NVR, Inc.**, to Franco Munoz and Jamila Alarcon, 2646 Velocity Road, Herndon, VA 20171; sale on 08/26/21 of Lot 208, Foster's Glen, 1,152.00 sq. ft., improved, TH, zoned PDH-5, at 2646 Velocity Road, Herndon, VA, 20171, Sully Dist., approx. 1,666 sq. ft., 3-bed, 4.5-bath "Hepburn w/ Loft" model 2-story + attic TH built 2021; assessed in 2021 for \$256,000 (land only); \$598,280 trust with NVR Mortgage Finance, Inc., tax map 024-2-11-0208; \$648,280 (27301/1246).

**NVR, Inc.**, to Bala Raavi and Nago Velaga, 14049 Sunrise Valley Drive, Herndon, VA 20171; sale on 08/26/21 of Condo Unit(s) 7P, Phase 1, Foster's Glen Condominium, improved, resid. condo, zoned PDH-5, at 14049 Sunrise Valley Drive, Unit 7P, Herndon, VA, 20171, Sully Dist., new multiplex condominium unit, details n/a; assessed in 2021 for \$150,000 (land only); \$557,982 trust with NVR Mortgage Finance, Inc., tax map 024-2-12-0014; \$619,980 (27302/1663).

**NVR, Inc.**, to Raven Ward and James Banks, 2642 Velocity Road, Herndon, VA 20171; sale on 08/26/21 of Lot 206, Foster's Glen, 1,152.00 sq. ft., improved, TH, zoned PDH-5, at 2642 Velocity Road, Herndon, VA, 20171, Sully Dist., approx. 1,648 sq. ft., 3-bed, 4.5-bath "Hepburn w/ Loft" model 2-story + attic TH built in 2021; assessed in 2021 for \$256,000 (land only); \$620,065 trust with NVR Mortgage Finance, Inc., tax map 024-2-11-0206; \$652,700 (27302/0881).

**NVR, Inc.**, to Raghavendra and Sanchita Karnam, 12526 Summer Place, Herndon, VA 20171; sale on 08/26/21 of Condo Unit(s) 1A, Phase 1, Foster's Glen Condominium, improved, resid. condo, zoned PDH-5, at 14023A Sunrise Valley Drive, Unit 1A, Herndon, VA, 20171, Sully Dist., new multiplex condominium unit, details n/a; assessed in 2021 for \$150,000 (land only); \$449,993 trust with NVR Mortgage Finance, Inc., tax map 024-2-12-0001; \$599,990 (27302/1628).

**NVR, Inc.**, to Alexis Layne and Ryan Mroz, 207 Market Square NW, Vienna, VA 22180; sale on 08/26/21 of Condo Unit(s) 16, Phase 2, Vienna Market Condominium, improved, TH, zoned MAC, at 207 Market Square NW, Unit 16, Vienna, VA, 22180, Hunter Mill Dist. (Town of Vienna), approx. 2,419 sq. ft., 4-story 3-bed, 4.5-bath new interior TH, details n/a; not yet assessed; \$900,000 trust with NVR Mortgage Finance, Inc., tax map 038-4-74-0016; \$1,068,376 (27302/1370).

**Residential & Family Houses LLC**, to Eun Bae and April Kim, 713 Kingsley Road SW, Vienna, VA 22180; sale on 08/26/21 of Lot 28A, Section 8, Block K, Vienna Woods, 11,811.00 sq. ft., improved, SFD, zoned RS-10, at 713 Kingsley Road SW, Vienna, VA, 22180, Hunter Mill Dist. (Town of Vienna), approx. 6,195 sq. ft., 6-bed, 6.5-bath 2-story SFD built 2021; assessed in 2021 for \$657,000: \$307,000 (land); \$350,000 (improvement), tax map 048-2-03K-0028A; \$1,680,000 (27302/0918).

**Toll Mid-Atlantic LP Co., Inc.**, to Jenny Dong, 1706 Anderson Road, McLean, VA 22102; sale on 08/26/21 of Condo Unit(s) 2503, Building 25, Phase 25, Union Park at McLean Condominium, improved, resid. condo, zoned R-20, at 1706 Anderson Road, Unit 2503, McLean, VA, 22102, Providence Dist., new residential condominium unit, details n/a; not yet assessed; \$635,000 trust with TBI Mortgage Co., tax map 030-3-48-2503; \$1,019,377 (27301/1347).

**Tri Pointe Homes DC Metro, Inc.**, to Jesse Vaquerano, 12287 Sweet Willow Lane, Fairfax, VA 22030; sale on 08/26/21 of Lot 170, Phase 2, West Oaks Corner, 2,004.00 sq. ft., improved, TH, zoned PDH-8, at 12287 Sweet Willow Lane, Fairfax, VA, 22030, Springfield Dist., approx. 2,740 sq. ft., 3-bed, 4.5-bath "Burke" model 2-story TH built 2021; assessed in 2021 for \$190,000 (land only); \$836,766 trust with Deutsche Bank National Trust Co., tax map 056-1-29-0170; \$877,559 (27303/0210).

## *The FAIRFAX Newsletter*

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