

The FAIRFAX Newsletter

Your Real Estate News and Research Resource Since 1955

Volume 68, Number 1 • January 19, 2023

Mid-Rise Multifamily Planned for Herndon Office Site near Innovation Center Metro

Another aging office site along the newly-opened Silver Line extension is slated for residential redevelopment, according to rezoning plans filed by Aventon Holdings II, LLC.

The applicant is proposing a 348-unit building and associated structured parking garage a half-mile southeast of the Innovation Center Metro station that “will fit into the fabric of the community,” according to the statement of justification filed by attorney Lynne Strobel (Walsh Colucci Lubeley & Walsh P.C.).

“The rezoning of the subject property to the PRM District to develop a multifamily residential building will create a distinctive, livable community in proximity to transit, public amenities, retail, and other neighborhood services,” the December 29th statement continues.



Aventon Holdings II; Rendering (from NE)
Source: RZ-2022-DR-00029 Filing (12/29/2022)

The five-acre site sits at the southeast corner of River Birch Road and Dulles Technology Drive, directly south of the Dulles Executive Plaza complex. The subject property is bound by the Merrybrook Run stream valley to the south, planned athletic fields to the west, and a 172-unit stacked townhome project that is currently under construction by Stanley Martin Homes to the east.



Aventon Holdings II; Rendering
Source: RZ-2022-DR-00029 Filing (12/29/2022)

Filed CDP plans show a 392,000-square-foot, 75-foot-tall building wrapping a 418-space structured garage, which will be screened by residential units on all four sides. The existing access point off River Birch Road will be replaced by a new private drive along Dulles Technology Drive at the northeast corner of the site.

Virginia Newsletters, LLC # www.virginianewsletters.com
Circulation and News: 703-450-5085; gina@virginianewsletters.com

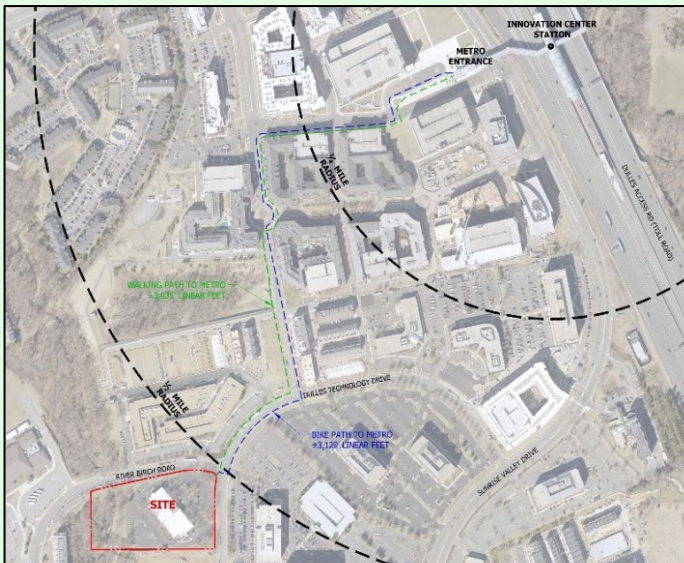
©2023 Virginia Newsletters LLC All Rights Reserved

The information contained in this document is for general information purposes only. While Virginia Newsletters, LLC endeavors to provide accurate and up-to-date information, we make no representations or warranties of any kind, expressed or implied, about the completeness, accuracy, or reliability with respect to the information provided herein.

The FAIRFAX Newsletter

As part of its public benefits package, the applicant is proposing 17 WDU units (14 percent), more than two acres of open space (one acre required), sidewalk widening along both major frontages (from four to eight feet), and addition of a shared use trail to the stream valley along the southern edge of the property. The applicant has also requested a parking reduction (from 1.6 to 1.2 spaces per unit) given the site's proximity to transit.

"The proposed development has been thoughtfully designed with high-quality architecture; well-landscaped public spaces; the preservation and restoration of on-site environmental features; and an improved sidewalk and roadway network that enhances connectivity and facilitates safe and convenient access to the Innovation Center Metrorail Station," reads the statement.



Aventon Holdings II; Site Map

Source: RZ-2022-DR-00029 Filing (12/29/2022)

The property is located in the Tier 3 area of the Innovation Center TSA (Transit Station Area) and is planned for a maximum intensity of 1.5 FAR. While the comprehensive plan recommends a mix of residential and commercial uses, individual developments "have flexibility" to deviate from the stated percentages—45 percent or more for residential and 50 percent for non-residential—if the overall mix of uses within the area remains within those percentages, according to the applicant.

Developing the subject property as 100-percent residential will only increase the percentage of residential uses in Tier 3 to approximately 46.5 percent, according to the applicant, with the existing and proposed non-residential uses accounting for approximately 53.5 percent—thus "the

proposal maintains the proportionate overall mix of uses in Tier 3 as recommended by the plan," reads the statement.

The subject site sits amid a rapidly-redeveloping area on either side of the Innovation Center Metro. Three major residential communities are in various stages of buildout south of the Dulles Toll Road: to the northwest is the three-million-square-foot Dulles Station, where the final residential land bay is currently under staff review; to the northeast, the Arrowbrook Centre where the bulk of the 2.3-million-square-feet of low- to medium density residential uses have been constructed; and to the west, MRP Realty's Liberty Park, where more than 1,340 residential units have been approved at a 33-acre site.



Aventon Holdings II; River Birch Rendering

Source: RZ-2022-DR-00029 Filing (12/29/2022)

North of the Toll Road, development remains in the conceptual stage: two plan amendments were recently filed to allow an all-affordable building (500 units) on county-owned land and a hybrid multifamily-townhome project up to a 1.6 FAR on an eight-acre Rock Hill Road site.

All-Affordable Project at Government Center Moves toward Approval

The public-private partnership between the county's housing authority and Lincoln Financial Capital took its first step toward securing approval for a 279-unit, all-affordable project with on-site daycare at the Fairfax Government Center.

If approved, the comprehensive plan amendment will allow an additional 70,000-square feet in development potential beyond existing guidance and open the door for a concurrent CDP amendment to be heard by the planning commission next month, said Braddock Commissioner Mary Cortina at a January 11th meeting.

The FAIRFAX Newsletter



Fairfax One; Entrance Rendering

Source: PCA/CDPA/FDPA-86-W-001-14 Filing (12/23/2022)

“I find this plan amendment to be consistent with the comprehensive plan for the Fairfax Center area,” she said.

“One of the most impactful actions of the board is to build affordable housing through the FCRHA with public-private partnerships on county-owned land.”



Fairfax One; Aerial Rendering

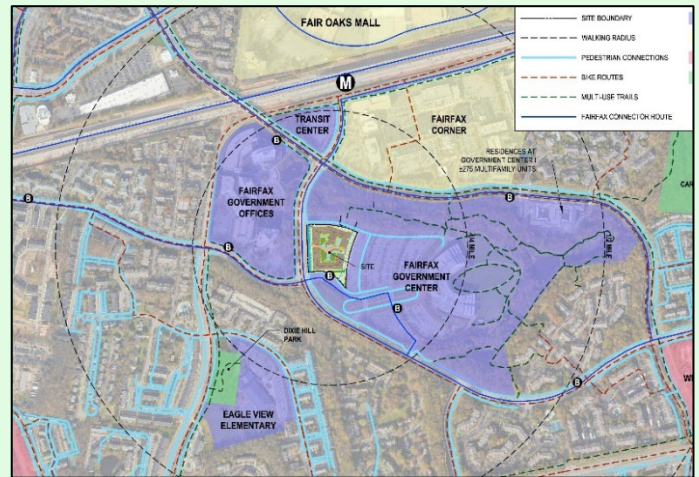
Source: PCA/CDPA/FDPA-86-W-001-14 Filing (12/23/2022)

Dubbed Fairfax One, the proposal is part of a broader, long-term initiative to transition the 90-acre government center into a “community-oriented center of activity,” according to the applicant’s statement of justification.

In 2017, FCRHA opened the Residences at the Government Center on the northern edge of the site where 270 units are reserved for those earning 60-percent of the area median income.

That community’s success has been “seen as a model for innovative partnerships” between the housing authority and private developers, according to county staff, leading the county board to transfer ownership of the 4.5-acre subject

site (parking lots G and H) on the western edge of the government complex to the FCRHA in 2020.



Fairfax One; Site Map

Source: PCA/CDPA/FDPA-86-W-001-14 Filing (12/23/2022)

CDPA drawings filed earlier this month show two buildings—one E-shaped, the other C-shaped—rising five stories atop a shared 333-space below-grade garage. The multi-wing structures will open toward each other, creating a street presence on Government Center Parkway and framing a pedestrian promenade and series of open spaces that will run through the center of the site and “act as a gateway into the Government Center,” according to the statement filed by attorney Brian Winterhalter (DLA Piper LLP).



Fairfax One; Courtyard Rendering

Source: PCA/CDPA/FDPA-86-W-001-14 Filing (12/23/2022)

The daycare and a 5,000-square-foot service facility space will be located at the eastern edge of the North Building along a new north-south street; two tenant amenity spaces will face the internal courtyards and promenade.

The FAIRFAX Newsletter

At the December 2022 public hearing, several residents from the adjacent Carriage House townhome community expressed concern with traffic, school capacity, and impact on the existing forested areas and trail system. Those who testified requested that the proposed plan amendment be delayed until the broader visioning exercise for the government center authorized by the county board takes place this summer.

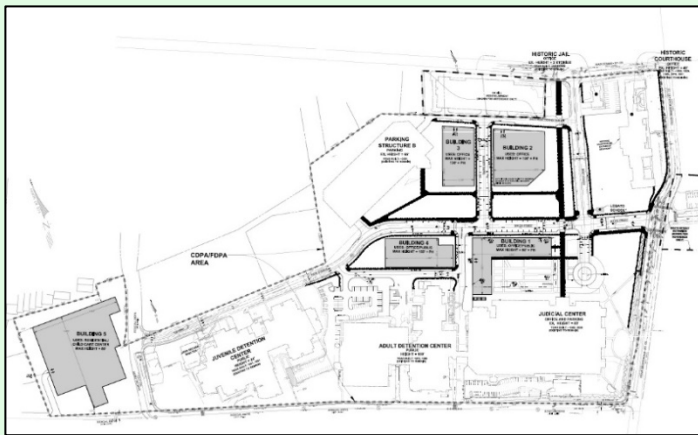
County staff and the Braddock supervisor's office held several meetings with the adjacent residents after the December hearing on the project. The Braddock land use committee voted to support the project this month; further, future CDPA hearings will allow for more specific issues to be addressed by the applicant, said Cortina.

“We can write certain proffers to help with the mitigation,” she explained.

A board of supervisors' public hearing on the Residences at Government Center II plan amendment, which is on an accelerated entitlement review to allow the applicant to apply for the LIHTC cycle in March, is scheduled for January 24th.

Plans Filed for New Judicial Complex Master Plan; Springfield Car Dealership

Fairfax County filed plans to add more than 1.0 million-square feet of new development at the county's judicial complex, including three county office buildings, a new diversion and community re-entry facility, and 300 units of affordable housing.



Fairfax Judicial Complex; CDP
Source: RZPA-2022-PR-00152 Filing (12/14/2022)

Referred to as “the judicial epicenter” of the county, the 48-acre subject site currently comprises 1.4 million-square feet of institutional uses—including the historic courthouse building, adult and juvenile detention facilities, and police administrative space. The complex is a county enclave within the city of Fairfax, bound by Chain Bridge Road to the east, Main Street to the north, and Judicial Drive to the south and west.

Over the next 20 years, a multiphase development plan will introduce five new buildings and associated open space to take advantage of the “infill potential” of the property, according to the statement of justification. The county plans to demolish two existing buildings (the police annex and school administrative and annex buildings) and one parking garage, helping “unlock the development potential on remainder of property” by relocating and consolidating services elsewhere on the site.



Fairfax Judicial Complex; Building 1 Rendering
Source: RZPA-2022-PR-00152 Filing (12/14/2022)

First-phase development will feature a new 90-foot-tall county office building, pedestrian promenade, and relocated entrance that will align with the proposed extension of South Street in Old Town Fairfax. Subsequent phases will include the renewal of the historic courthouse, demolition of several existing buildings and one parking garage, and construction of two office buildings, as well as a standalone affordable housing building (with on-site childcare) and a social services building that will feature short-term and long-term supportive housing.

Springfield Hyundai PCA/SE. Safford Hyundai is looking to expand its existing dealership along Loisdale Road in Springfield, according to a proffer condition amendment and special exception application filed this month.

The FAIRFAX Newsletter

The 7.6-acre site sits amid a string of auto dealerships along the eastern edge of Loisdale Road north of the Fairfax County Parkway/I-95 interchange. The C-6-zoned property is currently occupied by single dealership building and associated parking.

The applicant is proposing a proffer condition amendment and special exception to allow a second dealership building to exclusively offer its luxury brand (Genesis) vehicles. Drawings show a 12,000-square-foot building on a portion of the surface parking lot on the southern half of the site.



Building Permits of Interest Issued December 1 through 31, 2022 Residential

New Single Family Detached

1519 and 6460 Linway Terrace LLC, 14101 Parke Long Court, Unit R, Chantilly, VA 20151; for 1 \$450,000 SFD at 6500 Halls Farm Lane, tax map 212-24-0372 (contractor: Premier Homes Group LLC, 8020 Fordson Road, Alexandria, VA 22306);

1519 and 6460 Linway Terrace LLC, 14101 Parke Long Court, Suite R, Chantilly, VA 20151; for 1 \$200,000 SFD at 6501 Halls Farm Lane, tax map 031-3-54-0001 (contractor: Premier Homes Group LLC, 8020 Fordson Road, Alexandria, VA 22306);

1521 Dranesville LLC, 2704 North Buchanan Street, Suite 100, Arlington, VA 22207; for 1 \$200,000 SFD at 12408 Vacation Place, tax map 010-2-19-0012 (contractor: NVR Inc., 11700 Plaza America Drive, Suite 500, Reston, VA 20190);

1521 Dranesville LLC, 2704 North Buchanan Street, Suite 100, Arlington, VA 22207; for 1 \$200,000 SFD at 12400 Vacation Place, tax map 010-2-19-0008 (contractor: NVR Inc., 11700 Plaza America Drive, Suite 500, Reston, VA 20190);

1521 Spring Vale LLC, 5614 33rd Street North, Arlington, VA 22207; for 1 \$600,000 SFD at 8458 Portland Place, tax map 020-3-04-0003 (contractor: PDX Kitchen and Bath LLC, 5614 33rd Street North, Arlington, VA 22207);

1521 Spring Vale LLC, 5614 33rd Street North, Arlington, VA 22207; for 1 \$500,000 SFD at 7003 Bright Avenue, tax map 021-4-13-0030 (contractor: PDX Kitchen

and Bath LLC, 5614 33rd Street North, Arlington, VA 22207);

1521 Spring Vale LLC, 5614 33rd Street North, Arlington, VA 22207; for 1 \$400,000 SFD at 848 Saigon Road, tax map 021-3-06-0002 (contractor: PDX Kitchen and Bath LLC, 5614 33rd Street North, Arlington, VA 22207);

1923 Griffith LLC, 2073 Madrillon Road, Vienna, VA 22182; for 1 \$500,000 SFD at 1923 Griffith Road, tax map 040-1-02-0123 (contractor: Clean-Side Inc., 2073 Madrillon Road, Vienna, VA 22182);

1947 Rockingham LLC, 1947 Rockingham Street, McLean, VA 22101; for 1 \$1,500,000 SFD at 1947 Rockingham Street, tax map 041-1-13-080015A (contractor: Brush Arbor Home Construction, 44121 Harry Byrd Highway, Suite 135, Ashburn, VA 20147);

4115 Horseshoe Drive LLC, 10030 Glencroft Court, Vienna, VA 22181; for 1 \$500,000 SFD at 4115 Horseshoe Drive, tax map 059-4-07-0011 (contractor: Core Construction Services Inc., 10030 Glencroft Court, Vienna, VA 22181);

4417 Elmwood Drive LLC, 225 North West Street, Alexandria, VA 22314; for 1 \$300,000 SFD at 4417 Elmwood Drive, tax map 082-1-04-0027B (contractor: 2515 Bellevue Avenue LLC, 225 North West Street, Alexandria, VA 22314);

AB Land LLC, 6862 Elm Street, McLean, VA 22101; for 1 \$750,000 SFD at 6610 Wolf Run Shoals Road, tax map 086-2-11-0002 (contractor: Deerfield Homes Inc., 11345 Old Ridge Road, Doswell, VA 23047);

Abdullah Foushanji, 6201 Bernard Avenue, Alexandria, VA 22310; for 1 \$620,000 SFD at 5692 Colchester Road, tax map 066-2-03-010002 (contractor: AQPF Group LLC, 6201 Bernard Avenue, Alexandria, VA 22310);

Abdullah Foushanji, P.O. Box 31622, Alexandria, VA 22310; for 1 \$620,000 SFD at 5692 Colchester Road, tax map 066-2-03-010002 (contractor: AQPF Group LLC, 6201 Bernard Avenue, Alexandria, VA 22310);

Ada Maria Cheung, 1001 Country Club Drive NE, Vienna, VA 22180; for 1 \$350,000 SFD at 1001 Country Club Drive, tax map 028-4-12-0053 (contractor: The Evergreene Companies LLC, 3684 Centreview Drive, Suite 120, Chantilly, VA 20151);

Ahmed Fasiuddin Syed, 13206 Ashnut Lane, Herndon, VA 20171; for 1 \$350,000 SFD at 13589 Smallwood Lane, tax map 045-1-12-0005A (contractor: The Evergreene Companies LLC, 3684 Centreview Drive, Suite 120, Chantilly, VA 20151);

Alice Mary Cole Trust, 1806 North Wayne Street, Arlington, VA 22201; for 1 \$600,000 SFD at 6602 Gordon Avenue, tax map 040-4-23-0002 (contractor: Ten Penny

The FAIRFAX Newsletter

Homes LLC, 700 North Fairfax Street, Suite 605, Alexandria, VA 22314);

Aliona Gorea, 11610 Leesburg Pike, Herndon, VA 20170; for 1 \$400,000 SFD at 11610 Leesburg Pike, tax map 006-4-01-0064 (contractor: ARP Custom Builders LLC, 2619 Armada Street, Herndon, VA 20171);

Anchor Homes LLC, 45448 East Severn Way, Suite 100, Sterling, VA 20166; for 1 \$300,000 SFD at 6712 Weaver Avenue, tax map 030-4-17-0081 (contractor: Anchor Homes LLC, 45448 East Severn Way, Suite 100, Sterling, VA 20166);

Anchor Homes LLC, 45448 East Severn Way, Suite 100, Sterling, VA 20166; for 1 \$300,000 SFD at 2302 Meridian Street, tax map 040-4-05-0040 (contractor: Anchor Homes LLC, 45448 East Severn Way, Suite 100, Sterling, VA 20166);

Andrea Lee Rodriguez, 924 Frederick Street SW, Vienna, VA 22180; for 1 \$621,000 SFD at 924 Frederick Street SW, tax map 048-2-03-0510;

Andres Fernando Gonzalez, 7102 Elizabeth Drive, McLean, VA 22101; for 1 \$633,400 SFD at 7003 River Oaks Drive, tax map 021-2-03-0036 (contractor: Monarch Construction Services, 6628 Byrns Place, McLean, VA 22101);

Andrew F Gordon, 1706 Chesterford Way, McLean, VA 22101; for 1 \$400,000 SFD at 1502 Forest Lane, tax map 031-4-01-0043 (contractor: PDX Kitchen and Bath LLC, 5614 33rd Street North, Arlington, VA 22207);

Angela Mary Oaks, 818 West Taylor Run Parkway, Alexandria, VA 22302; for 1 \$450,000 SFD at 8516 Doyle Drive, tax map 102-4-05-050008 (contractor: Stanley Martin Custom Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

Anthony Pettorut, 131 Wilmar Place NW, Vienna, VA 22180; for 1 \$600,000 SFD at 131 Wilmar Place, tax map 038-4-03-0024A (contractor: Paradigm Building Group LLC, 11230 Waples Mill Road, Suite 140, Fairfax, VA 22030);

Apex Developers LLC, 407 L Church Street NE, Vienna, VA 22180; for 1 \$350,000 SFD at 2221 Tulip Drive, tax map 040-4-06-0057 (contractor: Sekas Homes Ltd, 407 L Church Street NE, Vienna, VA 22180);

Apex Developers LLC, 200 Courthouse Road SW, Vienna, VA 22180; for 1 \$350,000 SFD at 200 Courthouse Road, tax map 038-4-36-0002B (contractor: Sekas Homes Ltd, 407 L Church Street NE, Vienna, VA 22180);

Apex Developers LLC, 407 L Church Street NE, Vienna, VA 22180; for 1 \$350,000 SFD at 905 Lullaby Lane, tax map 038-4-12-040037 (contractor: Sekas Homes Ltd, 407 L Church Street NE, Vienna, VA 22180);

Apex Developers LLC, 407 L Church Street NE, Vienna, VA 22180; for 1 \$350,000 SFD at 1100 Ware

Street, tax map 048-2-03-2227 (contractor: Sekas Homes Ltd, 407 L Church Street NE, Vienna, VA 22180);

Arham Dowla, 3434 Preservation Drive, Fairfax, VA 22031; for 1 \$600,000 SFD at 4059 Hunt Road, tax map 058-4-04-0005 (contractor: Monarch Construction Services, 6628 Byrns Place, McLean, VA 22101);

Arjan Singh Grover, 632 John Marshall Drive NW, Vienna, VA 22180; for 1 \$400,000 SFD at 632 John Marshall Drive, tax map 038-1-06-0052 (contractor: New Dimensions Inc., 3900 Jermantown Road, #400, Fairfax, VA 22030);

Asad Najafe, 3397 Labourn Drive, Woodbridge, VA 22193; for 1 \$600,000 SFD at 12233 Blue Topaz Lane, tax map 067-1-01-0065 (contractor: VC Homes LLC, 4080 Lafayette Center Drive, Suite 210A, Chantilly, VA 20151);

Ash Sirazul, 614 Tapawingo Road SW, Vienna, VA 22180; for 1 \$600,000 SFD at 614 Tapawingo Road, tax map 048-2-03-G0001;

Beazer Homes LLC, 14901 Bogle Drive, Suite 104, Chantilly, VA 20151; for 1 \$250,000 SFD at 6401 Hillview Avenue, tax map 082-4-48-0004 (contractor: Beazer Homes Corporation, 14901 Bogle Drive, Suite 100, Chantilly, VA 20151);

Ben Andrew Hood, 6756 Old McLean Village Drive, Suite 100, McLean, VA 22101; for 1 \$350,000 SFD at 7018 Statendam Court, tax map 030-1-12-0183 (contractor: Focal Point Homes LLC, 6756 Old McLean Village Drive, Suite 100, McLean, VA 22101);

Benny and Jennifer Agee, 11504 Club Court, Woodbridge, VA 22079; for 1 \$2,500,000 SFD at 6013 River Drive, tax map 122-1-03-0004 (contractor: Mike Garcia Construction Inc., 4320 Prince William Parkway, Suite 113, Woodbridge, VA 22192);

Bing Gao, 6447 Dryden Drive, McLean, VA 22101; for 1 \$400,000 SFD at 6447 Dryden Drive, tax map 031-3-15-0071 (contractor: New Dimensions Inc., 3900 Jermantown Road, #400, Fairfax, VA 22030);

Braddock Mason Development Corporation, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$248,435 SFD at 4645 Wood Glen Road, tax map 068-2-13-0030A (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031);

Braddock Mason Development Corporation, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$309,595 SFD at 4627 Wood Glen Road, tax map 068-2-13-0021A (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22032);

Braddock Mason Development Corporation, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$263,725 SFD at 10254 Emerald Way, tax map 068-2-13-0003A (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22032);

The FAIRFAX Newsletter

Braddock Mason Development Corporation, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$299,640 SFD at 4607 Wood Glen Road, tax map 068-2-13-0011A (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22032);

Braddock Mason Development Corporation, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$309,595 SFD at 4638 Wood Glen Road, tax map 068-2-13-0034A (contractor: 9302 Lee Highway, Suite 1000, Fairfax, VA 22031);

Braddock Mason Development Corporation, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$269,830 SFD at 4602 Wood Glen Road, tax map 068-2-13-0007A (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031);

Braddock Mason Development Corporation, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$282,975 SFD at 4609 Wood Glen Road, tax map 068-2-13-0012A (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22032);

Braddock Mason Development Corporation, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$263,725 SFD at 4643 Wood Glen Road, tax map 068-2-13-0029A (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031);

Braddock Mason Development Corporation, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$296,175 SFD at 4625 Wood Glen Road, tax map 068-2-13-0020A (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031);

Braddock Mason Development Corporation, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$263,725 SFD at 4647 Wood Glen Road, tax map 068-2-13-0031A (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031);

Buchanan/Price LC, 6861 Elm Street, McLean, VA 22101; for 1 \$500,000 SFD at 6821 Wemberly Way, tax map 021-4-14-0006 (contractor: Buchanan Construction Company, 6861 Elm Street, McLean, VA 22101);

Buchanan/Price LLC, 6861 Elm Street, Unit 120, McLean, VA 22101; for 1 \$450,000 SFD at 6936 Park Avenue, tax map 030-2-07-120038 (contractor: Buchanan Construction Company, 6861 Elm Street, Unit 120, McLean, VA 22101);

Builder Plus LLC, 9908 Blake Lane, Oakton, VA 22124; for 1 \$200,000 SFD at 9913 Woodrow Street, tax map 038-1-09-0109 (contractor: CD Painting LLC, 3355 Taleen Court, Annandale, VA 22003);

Caliber Developments LC, 407 L Church Street NE, Vienna, VA 22180; for 1 \$350,000 SFD at 132 Wilmar Place, tax map 038-4-03-0067A (contractor: Sekas Homes Ltd, 407 L Church Street NE, Vienna, VA 22180);

Caliber Developments LC, 407 L Church Street NE, Vienna, VA 22180; for 1 \$300,000 SFD at 4955 Brook Forest Drive, tax map 055-2-27-0008 (contractor: Sekas Homes Ltd, 407 L Church Street NE, Vienna, VA 22180);

Carson Blake Garner, 12025 Town Square Street, Unit 917, Reston, VA 20190; for 1 \$350,000 SFD at 324 River Bend Road, tax map 008-2-08-0012 (contractor: The Flickinger Group LLC, 11016 Warwicks Hine Drive, Great Falls, VA 22066);

Celebrity Homes LC, 712 West Broad Street, Suite 2, Falls Church, VA 22046; for 1 \$500,000 SFD at 6705 Osborn Street, tax map 040-4-04-0007 (contractor: Celebrity Homes LC, 712 West Broad Street, Suite 2, Falls Church, VA 22046);

Chan Chui Wa Yan Fu Long, 8522 Lewinsville Road, McLean, VA 22102; for 1 \$650,000 SFD at 9408 Myra Drive, tax map 019-1-07-0051 (contractor: JXA Homes LLC, 13305 Balmoral Greens Avenue, Clifton, VA 20124);

Chandra Shekhar Bhimaraju, 7733 Magarity Road, Falls Church, VA 22043; for 1 \$250,000 SFD at 7733 Magarity Road, tax map 039-2-19-0021 (contractor: SSB Homes LLC, 1928 Cherri Drive, Falls Church, VA 22043);

Christian Manasseh, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 1 \$450,000 SFD at 2030 Freedom Lane, tax map 041-1-19-0076 (contractor: Stanley Martin Custom Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

Christopher Customs LLC, 10461 White Granite Drive, Unit 250, Oakton, VA 22124; for 1 \$300,000 SFD at 6900 View Park Drive, tax map 088-1-31-0001 (contractor: Christopher Management Inc., 10461 White Granite Drive, Unit 250, Oakton, VA 22124);

Christopher Customs LLC, 10461 White Granite Drive, Unit 250, Oakton, VA 22124; for 1 \$300,000 SFD at 6902 View Park Drive, tax map 088-1-31-0002 (contractor: Christopher Management Inc., 10461 White Granite Drive, Unit 250, Oakton, VA 22124);

Christopher Customs LLC, 10461 White Granite Drive, Unit 250, Oakton, VA 22124; for 1 \$300,000 SFD at 6906 View Park Drive, tax map 088-1-31-0004 (contractor: Christopher Management Inc., 10461 White Granite Drive, Unit 250, Oakton, VA 22124);

Christopher Ross Mullin, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 1 \$400,000 SFD at 7332 Paxton Road, tax map 040-1-06-F0001 (contractor: Stanley Martin Custom Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

Christopher at Hollybrook Farm LLC, 10461 White Granite Drive, Oakton, VA 22124; for 1 \$250,000 SFD at 6659 Morvern Lane, tax map 099-4-14-0007 (contractor: Christopher Management Inc., 10461 White Granite Drive, Oakton, VA 22124);

The FAIRFAX Newsletter

Christopher at McConnell Manor LLC, 10461 White Granite Drive, Oakton, VA 22124; for 1 \$300,000 SFD at 6229 McConnell Lane, tax map 079-3-04-0026B (contractor: Christopher Management Inc., 10461 White Granite Drive, Oakton, VA 22124);

Core Homes LLC, 10030 Glencroft Court, Vienna, VA 22181; for 1 \$500,000 SFD at 5830 Fitzhugh Street, tax map 078-4-03-0012 (contractor: Core Construction Services Inc., 10030 Glencroft Court, Vienna, VA 22181);

Core Homes LLC, 10030 Glencroft Court, Vienna, VA 22181; for 1 \$500,000 SFD at 5830 Fitzhugh Street, tax map 078-4-03-0012 (contractor: Core Construction Services Inc., 10030 Glencroft Court, Vienna, VA 22181);

Core Homes LLC, 10030 Glencroft Court, Vienna, VA 22181; for 1 \$600,000 SFD at 4117 Horseshoe Drive, tax map 059-4-07-0012 (contractor: Core Construction Services Inc., 10030 Glencroft Court, Vienna, VA 22181);

Cyrous Cyrousi, 8313 Westchester Drive, Vienna, VA 22182; for 1 \$310,000 SFD at 8313 Westchester Drive, tax map 039-3-09-0060A (contractor: Davids Handyman LLC, 8723 Parkland Street, Manassas Park, VA 20111);

DFC Thompson LLC, 14701 Phillips Highway, Suite 300, Jacksonville, FL 32256; for 1 \$300,000 SFD at 2906 Home Place, tax map 048-4-33-0021 (contractor: Dream Finders Homes LLC, 14701 Phillips Highway, Suite 300, Jacksonville, FL 32256);

David Frucht Trust, 1502 Black Eyed Susan Lane, Vienna, VA 22182; for 1 \$550,000 SFD at 5019 Burke Drive, tax map 110-3-05-F0033 (contractor: Wakefield Homes LC, 8400 Radford Avenue, Alexandria, VA 22309);

David Hurr, 6333 Georgetown Pike, McLean, VA 22101; for 1 \$200,000 SFD at 7101 Westmoreland Road, tax map 050-3-04-0077 (contractor: Georgetown Construction Group, 6333 Georgetown Pike, McLean, VA 22101);

David Nagoski, 696 Bucks Lane, Great Falls, VA 22066; for 1 \$1,975,000 SFD at 827 Turkey Run, tax map 022-3-01-0035 (contractor: Brush Arbor Home Construction, 44121 Harry Byrd Highway, Suite 135, Ashburn, VA 20147);

David P Thomas, 1819 Rupert Street, McLean, VA 22101; for 1 \$350,000 SFD at 1532 Sinclair Drive, tax map 030-4-17-0146 (contractor: Focal Point Homes LLC, 6756 Old McLean Village Drive, Suite 100, McLean, VA 22101);

David Tien Wei Tu, 316 Cabin Road SE, Vienna, VA 22180; for 1 \$633,400 SFD at 316 Cabin Road, tax map 038-2-08-0025;

Devi Awadalla, 609N Alfred Street, Alexandria, VA 22314; for 1 \$400,000 SFD at 3136 Prosperity Avenue, tax map 049-3-08-0004A;

Donald Graling, 9340 Clocktower Place, Suite 167, Fairfax, VA 22031; for 1 \$500,000 SFD at 1009 Mountfort Court, tax map 048-2-09-0010 (contractor: Bella Home Design LLC, 8451 Hilltop Road, Suite K, Fairfax, VA 22031);

Dong and Jennifer Shim, 14211 Rock Canyon Drive, Centreville, VA 20121; for 1 \$600,000 SFD at 2913 Cedarest Road, tax map 049-3-02-0002B (contractor: 9701 Burwell Road, Nokesville, VA 20181);

Douglas George Davis, 707 Hawkins Way, Alexandria, VA 22314; for 1 \$1,100,000 SFD at 6101 River Drive, tax map 122-1-04-0001 (contractor: Keswick Builders LLC, 11022 Willow Bottom Drive, Columbia, MD 21044);

Drees Homes of DC Inc., 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$450,000 SFD at 16810 Doubleday Road, tax map 052-3-02-0039 (contractor: Drees Homes of DC Inc., 8551 Rixlew Lane, Suite 230, Manassas, VA 20109);

Dunhill Builders LLC, 2512 Drexel Street, Vienna, VA 22180; for 1 \$600,000 SFD at 516 Valley Drive, tax map 038-4-30-0061 (contractor: Dunhill Builders LLC, 2512 Drexel Street, Vienna, VA 22180);

E-Araghi LLC, 1029 Park Street SE, Vienna, VA 22180; for 1 \$400,000 SFD at 1029 Park Street, tax map 039-3-04-0001 (contractor: Cyrus Construction LLC, 3927 Old Lee Highway, Suite 101D, Fairfax, VA 22030);

EVG-TB Ventures LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151; for 1 \$350,000 SFD at 1101 Cottage Street, tax map 048-2-03-2118 (contractor: The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151);

Edwin Yu Trust, 3317 Rocky Mount Road, Fairfax, VA 22031; for 2 \$750,000 SFD at 6708 Hazel Lane, tax map 030-4-28-030005 (contractor: John R Azat, 20271 Broad Run Drive, Sterling, VA 20165);

Ehab H Awadalla, 5430 Lighthouse Lane, Burke, VA 22015; for 1 \$400,000 SFD at 3140 Prosperity Avenue, tax map 049-3-08-0005A;

Eric T Rasmussen, 6756 Old McLean Village Drive, Suite 100, McLean, VA 22101; for 1 \$350,000 SFD at 6030 Woodland Terrace, tax map 031-4-06-0001B (contractor: Focal Point Homes LLC, 6756 Old McLean Village Drive, Suite 100, McLean, VA 22101);

Fairfax County Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, VA 22035; for 1 \$620,000 SFD at 5692 Colchester Road, tax map 066-2-03-010002 (contractor: AQPF Group LLC, 6201 Bernard Avenue, Alexandria, VA 22310);

Farokh Bagha Trust, 20554 Meadow Island Place, Sterling, VA 20165; for 1 \$500,000 SFD at 7009 Churchill Road, tax map 021-4-13-0150 (contractor: Brookmont

The FAIRFAX Newsletter

General Construction, 20554 Meadow Island Place, Sterling, VA 20165);

Fisher Custom Homes LLC, 518 Walker Street SW, Vienna, VA 22180; for 1 \$600,000 SFD at 518 Walker Street, tax map 048-2-03-2323 (contractor: Fisher Custom Homes, 131 Church Street NW, Vienna, VA 22180);

Focal Point Homes LLC, 6756 Old McLean Drive, Suite 100, McLean, VA 22101; for 1 \$350,000 SFD at 1107 Carper Street, tax map 021-3-09-0060 (contractor: Focal Point Homes LLC, 6756 Old McLean Drive, Suite 100, McLean, VA 22101);

Focal Point Homes LLC, 6756 Old McLean Village Drive, Suite 100, McLean, VA 22101; for 1 \$350,000 SFD at 7210 Thrasher Road, tax map 021-3-08-0042 (contractor: Focal Point Homes LLC, 6756 Old McLean Village Drive, Suite 100, McLean, VA 22101);

Focal Point Homes LLC, 6756 Old McLean Village Drive, Suite 100, McLean, VA 22101; for 1 \$350,000 SFD at 6614 Quinten Street, tax map 040-2-31-0022 (contractor: Focal Point Homes LLC, 6756 Old McLean Village Drive, Suite 100, McLean, VA 22101);

George Zarick, 1216 North Nelson Street, Arlington, VA 22201; for 1 \$500,000 SFD at 6347 Divine Street, tax map 031-3-05-0007 (contractor: PDX Kitchen and Bath LLC, 5614 33rd Street North, Arlington, VA 22207);

Georgetown Builders Inc., 6333 Georgetown Pike, McLean, VA 22101; for 1 \$250,000 SFD at 6713 Danforth Street, tax map 030-4-17-0135 (contractor: Georgetown Construction Group, 6333 Georgetown Pike, McLean, VA 22101);

Giang Thien, 8451 Hilltop Road, Suite K, Fairfax, VA 22031; for 1 \$700,000 SFD at 909 Myers Circle, tax map 048-2-03-K0024A (contractor: Bella Home Design LLC, 8451 Hilltop Road, Suite K, Fairfax, VA 22031);

Gloria Elmose, 905 Lauren Lane SE, Vienna, VA 22180; for 1 \$600,000 SFD at 932 Park Street, tax map 212-43-0088 (contractor: Monarch Construction Services, 6628 Byrns Place, McLean, VA 22101);

Green Valley Homes LLC, 3609 Chain Bridge Road, Suite C, Fairfax, VA 22030; for 1 \$350,000 SFD at 6935 Espey Lane, tax map 030-4-31-0063 (contractor: Green Valley Construction LLC, 3609 Chain Bridge Road, Suite C, Fairfax, VA 22030);

Gregory Kalsch Sandstrom, 12112 Westwood Hills Drive, Herndon, VA 20171; for 1 \$850,000 SFD at 11208 September Lane, tax map 095-4-01-0010D1 (contractor: Summit Ridge Construction Inc., 13208 Johnny Moore Lane, Clifton, VA 20124);

Gulick Group Inc., 11790 Sunrise Valley Drive, Unit 225, Reston, VA 20191; for 1 \$600,000 SFD at 207 Deepwoods Drive, tax map 008-1-01-0006 (contractor:

Gulick Group, 11790 Sunrise Valley Drive, Unit 225, Reston, VA 20191);

Gurkha Homes LLC, 120 Casmar Street SE, Vienna, VA 22180; for 1 \$550,000 SFD at 120 Casmar Street, tax map 049-1-08-2649 (contractor: Better Built Homes Inc., 13308 Nokesville Road, Nokesville, VA 20181);

Hamid Barka, 3307 Graviton Street, Alexandria, VA 22306; for 1 \$220,000 SFD at 3307 Groveton Street, tax map 092-2-17-0039;

Henry Christopher Requejo, 721 North Sterling Boulevard, Sterling, VA 20164; for 1 \$300,000 SFD at 4004 Taylor Drive, tax map 058-4-03-0001A (contractor: Carlos Construction LLC, 721 North Sterling Boulevard, Sterling, VA 20164);

Hizer-Dariani Group LLC, 1329 Darlington Drive, Winchester, VA 22603; for 1 \$300,000 SFD at 9020 Dellwood Drive, tax map 048-2-10-0026 (contractor: Bella Home Design LLC, 8451 Hilltop Road, Suite K, Fairfax, VA 22031);

Irvyna and Frank Lopez Sanchez, 4647 30th Road South, Arlington, VA 22206; for 1 \$1,135,750 SFD at 3235 Valley Lane, tax map 061-1-02-0020;

JB 221 LWYR LLC, 8224 Old Courthouse Road, Vienna, VA 22182; for 1 \$350,000 SFD at 132 Wilmar Place, tax map 038-4-03-0067A (contractor: Sekas Homes Ltd, 407 L Church Street NE, Vienna, VA 22180);

Jack Damiao Rolo Trust, 1408 Layman Street, McLean, VA 22101; for 1 \$700,000 SFD at 1440 Layman Street, tax map 031-1-09-0057 (contractor: Touchstone Custom Homes LLC, 130 West Jefferson Street, Falls Church, VA 22046);

Jamie-Lynn Tsuzuki Hurwitz, 3331 Idaho Avenue NW, Washington, DC 20016; for 1 \$400,000 SFD at 1118 Buchanan Street, tax map 021-4-21-0032A (contractor: PDX Kitchen and Bath LLC, 5614 33rd Street North, Arlington, VA 22207);

Jane Ines Cook, 614 Kingsley Road SW, Vienna, VA 22180; for 1 \$900,000 SFD at 9951 Woodrow Street, tax map 037-2-09-0119A (contractor: Monarch Construction Services, 6628 Byrns Place, McLean, VA 22101);

Javlam Homes LLC, 1268 New Bedford Lane, Reston, VA 20194; for 1 \$5,000,000 SFD at 8516 Forest Street, tax map 059-3-10-0082 (contractor: Green Touch Builders LLC, 21495 Ridgetop Circle, Suite 205, Sterling, VA 20166);

Jayesh M Choksi, 11710 Plaza America Drive, Suite 100, Reston, VA 20190; for 1 \$450,000 SFD at 2325 Chestnut Hill Avenue, tax map 039-4-01-0195 (contractor: Stanley Martin Custom Homes LLC, 11710 Plaza America Drive, Suite 100, Reston, VA 20190);

Jean Holdings LLC, 3611 West Ox Road, Fairfax, VA 22033; for 1 \$400,000 SFD at 3611 West Ox Road, tax

The FAIRFAX Newsletter

map 045-2-01-0016A (contractor: Andersen Price Builders LLC, 3213 Duke Street, Suite 732, Alexandria, VA 22314);

Jennifer Goetz, 11331 Waples Mill Road, Oakton, VA 22124; for 1 \$100,000 SFD at 11331 Waples Mill Road, tax map 046-4-01-0002;

Jennifer Lindinger, 6756 Old McLean Village Drive, Suite 100, McLean, VA 22101; for 1 \$350,000 SFD at 1942 Powhatan Street, tax map 041-1-14-0057 (contractor: Focal Point Homes LLC, 6756 Old McLean Village Drive, Suite 100, McLean, VA 22101);

Jerome Ambrose Yurchisin II, 6001 Bangor Drive, Alexandria, VA 22303; for 1 \$350,000 SFD at 246 Lawyers Road, tax map 038-2-02-0127 (contractor: The Evergreene Companies LLC, 3684 Centreview Drive, Suite 120, Chantilly, VA 20151);

Jill Anne McCoy, 9691 Parkland Meadow Lane, Vienna, VA 22181; for 1 \$1,200,000 SFD at 1811 Abbotsford Drive, tax map 028-4-14-0247 (contractor: Cloud IX Homes LLC, 340 Mill Street NE, Suite D, Vienna, VA 22180);

John Hosage, 116 Elmar Drive SE, Vienna, VA 22180; for 1 \$900,000 SFD at 116 Elmar Drive, tax map 038-4-20-0004B (contractor: MK Development and Investment LLC, 1005 North Glebe Road, Suite 325, Arlington, VA 22201);

John Lockard, 510 Gibson Drive SW, Vienna, VA 22180; for 1 \$576,000 SFD at 534 Beulah Road, tax map 038-2-02-0166 (contractor: ZM3 Group Inc., 311 Albrecht Circle SW, Vienna, VA 22180);

Kalyn Rush, 8127 Bainbridge Road, Alexandria, VA 22308; for 1 \$60,000 SFD at 8127 Bainbridge Road, tax map 102-1-09-100044 (contractor: George Asher Custom Homes LLC, 25250 Demilton Terrace, Chantilly, VA 20152);

Kathy Le Thai, 7117 Strathmore Street, Falls Church, VA 22042; for 1 \$425,000 SFD at 7117 Strathmore Street, tax map 060-1-21-0023;

Khaled Said, 3445 Berkeley Street, Apartment 315, Alexandria, VA 22302; for 1 \$600,000 SFD at 2814 Hill Road, tax map 047-2-03-0514 (contractor: Monarch Construction Services, 6628 Byrns Place, McLean, VA 22101);

Kul Homes and Investment LLC, 1445 Dolley Madison Boulevard, Suite F-2, 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, Suite F-2, McLean, VA 22101);

L and D Partners LLC, 3684 Centreview Drive, Suite 120, Chantilly, VA 20151; for 1 \$350,000 SFD at 2847 Hunter Road, tax map 048-2-01-0008C (contractor: The Evergreene Companies LLC, 3684 Centreview Drive, Suite 120, Chantilly, VA 20151);

Later Homes Inc., 11607 Lawter Lane, Clifton, VA 20124; for 1 \$600,000 SFD at 11604 Lawter Lane, tax map 095-4-09-0004A (contractor: Lawter Homes Inc., 11606 Lawter Lane, Clifton, VA 20124);

Lazo Edwin Vizcardo, 4080 Lafayette Center Drive, Suite 210A, Chantilly, VA 20151; for 1 \$400,000 SFD at 2976 Palmer Street, tax map 047-2-07-0024A (contractor: VC Homes LLC, 4080 Lafayette Center Drive, Suite 210A, Chantilly, VA 20151);

Leelamani Nath, 12921 Summit Ridge Terrace, Germantown, MD 20874; for 1 \$175,000 SFD at 8221 Westchester Drive, tax map 039-3-09-0053A (contractor: Studio 76 LLC, 501 Church Street NE, Suite 204, Vienna, VA 22180);

Lin Zhang, 2873 Hideaway Road, Fairfax, VA 22031; for 1 \$300,000 SFD at 2873 Hideaway Road, tax map 048-4-14-0002 (contractor: Anchor Homes LLC, 45448 East Severn Way, Suite 105, Sterling, VA 20166);

Lin Zhang, 6531 Chesterfield Avenue, McLean, VA 22101; for 1 \$300,000 SFD at 2873 Hideaway Road, tax map 048-4-14-0002 (contractor: Anchor Homes LLC, 45448 East Severn Way, Suite 105, Sterling, VA 20166);

Luis Callejas, 4113 Buckman Road, Alexandria, VA 22309; for 1 \$150,000 SFD at 2900 Dunbar Street, tax map 102-1-03-020017;

MR Project Management Inc., 1408 North Fillmore Street, Suite 1, Arlington, VA 22201; for 1 \$40,000 SFD at 1536 Dahlia Court, tax map 031-4-19-0034 (contractor: Mr Project Management Inc., 1408 North Fillmore Street, Suite 1, Arlington, VA 22201);

MS-Shreve LLC, 1950 Old Gallows Road, Suite 200, Tysons Corner, VA 22182; for 1 \$250,000 SFD at 2526 Remington Street, tax map 050-1-31-0014 (contractor: Madison Residential Development, 1950 Old Gallows Road, Suite 200, Tysons Corner, VA 22182);

MS-Shreve LLC, 1950 Old Gallows Road, Suite 200, Tysons Corner, VA 22182; for 1 \$250,000 SFD at 2519 Remington Street, tax map 040-3-44-0006 (contractor: Madison Residential Development, 1950 Old Gallows Road, Suite 200, Tysons Corner, VA 22182);

Madhouse Phan Venkata Kota Kopparapu, 3123 Oxford Forest Drive, Herndon, VA 20171; for 1 \$1,300,000 SFD at 1100 Leigh Mill Road, tax map 019-2-01-0075 (contractor: American Big Builders LLC, 2113 Owls Cove Lane, Reston, VA 20191);

Magda Eccles, 9117 Lake Braddock Drive, Burke, VA 22015; for 1 \$50,000 SFD at 9117 Lake Braddock Drive, tax map 078-2-14-0356;

Malika Azargoon, 8360 Greensboro Drive, Unit 217, McLean, VA 22102; for 2 \$800,000 SFD at 8424 Overbrook Road, tax map 049-3-08-0018 (contractor: EV

The FAIRFAX Newsletter

Construction Inc., 1625 International Drive, #204, McLean, VA 22102);

Maria 8020 Georgetown Pike LLC, 5614 33rd Street North, Arlington, VA 22207; for 1 \$500,000 SFD at 8020 Georgetown Pike, tax map 020-2-01-0006 (contractor: PDX Kitchen and Bath LLC, 5614 33rd Street North, Arlington, VA 22207);

Mark Fracasso, 2018 Swan Terrace, Alexandria, VA 22307; for 1 \$750,000 SFD at 2017 Swan Terrace, tax map 093-1-39-0012 (contractor: Nugent Design Build LLC, 601 Deale Road, Deale, MD 20751);

Mark Kincaid, 6756 Old McLean Village Drive, Suite 100, McLean, VA 22101; for 1 \$350,000 SFD at 8437 Reflection Lane, tax map 039-3-35-0012 (contractor: Focal Point Homes LLC, 6756 Old McLean Village Drive, Suite 100, McLean, VA 22101);

McNeil Street LLC, 24151 High Falls Court, Ashburn, VA 20148; for 1 \$180,000 SFD at 8226 McNeil Street, tax map 039-3-16-0292 (contractor: Federal Point Development LLC, 2435 Jackson Parkway, Vienna, VA 22180);

Mehdi Sarbaz, 1921 Hull Road, Vienna, VA 22182; for 1 \$650,000 SFD at 1006 Echols Street, tax map 039-1-13-0001, 1921 Hull Road, Vienna, VA 22182;

Merion Homes Pimmit LLC, 8100 Old Dominion Drive, Suite G, McLean, VA 22102; for 1 \$500,000 SFD at 1856 Griffith Road, tax map 040-1-03-0364 (contractor: Snead Custom Homes LLC, 3109 North Toronto Street, Arlington, VA 22213);

Merion Homes Pimmit LLC, 8100 Old Dominion Drive, Suite G, McLean, VA 22102; for 1 \$500,000 SFD at 7720 Lisle Avenue, tax map 039-2-06-0010 (contractor: Snead Custom Homes LLC, 3109 North Toronto Street, Arlington, VA 22213);

Merrill Lehman Jr., 13117 Frog Hollow Court, Herndon, VA 20171; for 1 \$400,000 SFD at 6529 Divine Street, tax map 030-4-34-0019 (contractor: MR Project Management Inc., 1408 North Fillmore Street, Suite 1, Arlington, VA 22201);

Michael Iachini, 3765 South Oneida Way, Denver, CO 80237; for 1 \$350,000 SFD at 8118 Cottage Street, tax map 049-2-01-0008A (contractor: The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151);

Michael and Jacqueline Bailey, 103 Elmar Drive SW, Vienna, VA 22180; for 1 \$450,000 SFD at 103 Elmar Drive, tax map 038-4-14-0021 (contractor: Jefferson Builders LLC, 2608 Hunter Mill Road, #406, Oakton, VA 22124);

Mr Project Management Inc., 1408 North Fillmore Street, Arlington, VA 22201; for 1 \$400,000 SFD at 1609 Woodmoor Lane, tax map 030-4-29-0014 (contractor: MR

Project Management Inc., 1408 North Fillmore Street, Arlington, VA 22201);

Mustafa Taheeri, 13233 Maple Creek Lane, Centreville, VA 20120; for 1 \$400,000 SFD at 6500 Tack House, tax map 052-2-02-0034 (contractor: New Dimensions Inc., 3900 Jermantown Road, #400, Fairfax, VA 22030);

NK2 Falls Church LLC, 9715 Arnon Chapel Road, Great Falls, VA 22066; for 1 \$500,000 SFD at 7729 Fisher Drive, tax map 039-2-19-0032 (contractor: Metro Keystone Builders LLC, 9715 Arnon Chapel Road, Great Falls, VA 22066);

Naser Ahmed MD, 5714 Glenmillen Place, Alexandria, VA 22303; for 1 \$380,000 SFD at 3714 Towanda Road, tax map 082-2-05-A0033;

Nicholas Hanson, 7608 Westminster Court, Falls Church, VA 22042; for 1 \$500,000 SFD at 7812 Freehollow Drive, tax map 059-2-21-0075 (contractor: Stanley Martin Custom Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

Olivia Calzada, 110 Elm Street SW, Vienna, VA 22180; for 1 \$350,000 SFD at 110 Elm Street, tax map 038-4-15-0307 (contractor: The Evergreene Companies LLC, 3684 Centreview Drive, Suite 120, Chantilly, VA 20151);

Paul Lensink, 7240 Magpie Lane, Falls Church, VA 22043; for 1 \$750,000 SFD at 2534 Stuart Place, tax map 050-1-03-0014 (contractor: Cottage Street Custom Homes LLC, 15401 Edgegrove Road, Purcellville, VA 20132);

Philip Lahar Trust, 2007 Spring Branch Drive, Vienna, VA 22181; for 1 \$1,200,000 SFD at 10133 Palmer Drive, tax map 047-2-05-0014 (contractor: Mitchell and Best Company LLC, 1686 East Gude Drive, Rockville, MD 20850);

Pranav Khanna, 7424 Paxton Road, Falls Church, VA 22043; for 1 \$300,000 SFD at 6719 Danforth Street, tax map 030-4-17-0132 (contractor: Green Logic Inc., 1801 Robert Fulton Drive, Suite 510, Reston, VA 20191);

Pro-Builders Investments LLC, 12561 Erroll Lane, Bristow, VA 20136; for 1 \$250,000 SFD at 2006 Oswald Place, tax map 039-2-06-0145 (contractor: Pro Builders Services Group LLC, 12561 Erroll Lane, Bristow, VA 20136);

Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$289,135 SFD at 4640 Wood Glen Road, tax map 068-2-13-0033A (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031);

Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22032; for 2 \$263,725 SFD at 4615 and 4617 Wood Glen Road, tax map 068-2-13-0015A and 068-

The FAIRFAX Newsletter

2-13-0016A (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22032);

Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22032; for 1 \$263,725 SFD at 4639 Wood Glen Road, tax map 068-2-13-0027A (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22032);

Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22032; for 1 \$263,725 SFD at 4604 Wood Glen Road, tax map 068-2-13-0006A (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22032);

Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$263,725 SFD at 4642 Wood Glen Road, tax map 068-2-13-0032A (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031);

R2Build - Procon JV LLC, 7000 Infantry Ridge Road, Suite 102, Manassas, VA 20109; for 1 \$687,000 SFD at 1850 Patton Terrace, tax map 041-1-11-0016 (contractor: R2Build - Procon JV LLC, 7000 Infantry Ridge Road, Suite 102, Manassas, VA 20109);

RMR Homes LLC, 3609-C Chain Bridge Road, Fairfax, VA 22030; for 1 \$250,000 SFD at 1714 Macon Street, tax map 030-4-27-0025 (contractor: Green Valley Construction LLC, 3609-C Chain Bridge Road, Fairfax, VA 22030);

Rasha Nour Azougha, 4401 Dixie Hill Road, Unit 403, Fairfax, VA 22030; for 1 \$400,000 SFD at 12980 Wyckland Drive, tax map 085-3-02-0022 (contractor: Carrhomes Custom Build LLC, 4460 Brookfield Corporate Drive, Suite P, Chantilly, VA 20151);

Robert H Beach, 107 Tapawingo Road SW, Vienna, VA 22180; for 1 \$400,000 SFD at 107 Tapawingo Road, tax map 038-4-13-0009 (contractor: Carrhomes Custom Build LLC, 4460 Brookfield Corporate Drive, Suite P, Chantilly, VA 20151);

Roberto Vargas, 6706 Farragut Avenue, Falls Church, VA 22042; for 1 \$500,000 SFD at 7427 Sportsman Drive, tax map 030-3-16-0029 (contractor: CLJ Construction LLC, 3333 Bybrook Lane, Woodbridge, VA 22192);

SSB Homes LLC, 1928 Cherri Drive, Falls Church, VA 22043; for 1 \$350,000 SFD at 6909 Blue Star Drive, tax map 040-2-26-0122 (contractor: SSB Homes LLC, 1928 Cherri Drive, Falls Church, VA 22043);

Sarantis Properties Inc., 21441 Pacific Boulevard, Suite 200, Sterling, VA 20166; for 1 \$500,000 SFD at 2326 Trott Avenue, tax map 037-2-09-0038 (contractor: Sarantis Properties Inc., 21441 Pacific Boulevard, Suite 200, Sterling, VA 20166);

Sean O'Donnell, 6804 31st Street North, Arlington, VA 22213; for 1 \$800,000 SFD at 7226 Pinewood Street, tax

map 050-1-07-0069 (contractor: Zimmerman Homes LLC, 2339 Walnut Street, Falls Church, VA 22046);

Sean Renev, 7125 Ayers Meadow Lane, Springfield, VA 22150; for 1 \$575,000 SFD at 11710 River Drive, tax map 119-4-03-0107 (contractor: Capitol Metro Contracting LLC, 8116 Arlington Boulevard, Unit 204, Falls Church, VA 22042);

Selina Lee, 11527 Leehigh Drive, Fairfax, VA 22030; for 1 \$350,000 SFD at 11527 Leehigh Drive, tax map 056-4-02-0022 (contractor: The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151);

Siddhartha Sharma, 2613 Midway Street, Falls Church, VA 22046; for 1 \$400,000 SFD at 2613 Midway Street, tax map 050-1-13-0043A (contractor: New Dimensions Inc., 3900 Jermantown Road, #400, Fairfax, VA 22030);

Sowjanya O'Neil, 2154 Silentree Drive, Vienna, VA 22182; for 1 \$70,000 SFD at 6829 Wemberly Way, tax map 021-4-14-0003 (contractor: Monarch Construction Services, 6628 Byrns Place, McLean, VA 22101);

Suma Rajanna, 3701 Michele Court, Oakton, VA 22124; for 1 \$200,000 SFD at 3701 Michele Court, tax map 046-4-03-0004 (contractor: Truealty Homes LLC, 2812 Old Lee Highway, Suites 100 A&C, Fairfax, VA 22031);

Suzi Chung, 1365 Hardison Lane, McLean, VA 22102; for 1 \$600,000 SFD at 1615 Crim Dell Lane, tax map 028-4-43-0021 (contractor: Monarch Construction Services, 6628 Burns Place, McLean, VA 22101);

Syed Hussaini, 8881 Englewood Farms Drive, Manassas, VA 20112; for 1 \$1,000,000 SFD at 6107 Clifton Road, tax map 066-4-01-0027 (contractor: EMSI Engineering Inc., 9110 Railroad Drive, #310-A, Manassas Park, VA 20111);

Tate Srey Trust, 7740 Leesburg Pike, Falls Church, VA 22043; for 1 \$600,000 SFD at 2500 Fowler Street, tax map 040-3-13-0001 (contractor: Monarch Construction Services, 6628 Byrns Place, McLean, VA 22101);

Teddy Tau Fang Trust, 6275 Park Road, McLean, VA 22101; for 1 \$300,000 SFD at 6275 Park Road, tax map 031-3-01-0063 (contractor: Anchor Homes LLC, 45448 East Severn Way, Suite 105, Sterling, VA 20166);

The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151; for 1 \$350,000 SFD at 8508 Marquette Street, tax map 049-1-09-P0009 (contractor: The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151);

The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151; for 1 \$350,000 SFD at 8506 Marquette Terrace, tax map 049-1-09-P0008 (contractor: The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151);

The FAIRFAX Newsletter

The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151; for 1 \$350,000 SFD at 9224 Dellwood Drive, tax map 048-2-10-0002 (contractor: The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151);

The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151; for 1 \$350,000 SFD at 2032 Maynard Drive, tax map 040-1-04-0023 (contractor: The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151);

The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151; for 1 \$350,000 SFD at 1201 Ross Drive, tax map 048-2-03-2342 (contractor: The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151);

The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151; for 1 \$350,000 SFD at 6613 Ivy Hill Drive, tax map 040-2-13-0087 (contractor: The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151);

The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151; for 1 \$350,000 SFD at 2516 Villanova Drive, tax map 049-1-09-G0002 (contractor: The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151);

The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151; for 1 \$350,000 SFD at 8604 Forest Street, tax map 059-3-10-0068 (contractor: The Evergreene Companies LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151);

Thomas A Porras, 403 Yeonas Drive SW, Vienna, VA 22180; for 1 \$400,000 SFD at 403 Yeonas Drive, tax map 048-2-03-2043;

Tiffany Maiorano Dunlap, 42823 Eggleston Terrace, Chantilly, VA 20152; for 1 \$450,000 SFD at 2897 Dumas Street, tax map 1102-1-01-0033 (contractor: Stanley Martin Custom Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

Toll Brothers Inc., 1140 Virginia Drive, Fort Washington, PA 19034; for 1 \$250,000 SFD at 1230 Riley Preserve Court, tax map 019-4-30-0061 (contractor: Toll Brothers Inc., 1140 Virginia Drive, Fort Washington, PA 19034);

Toll Mid-Atlantic LP Company, 1140 Virginia Drive, Fort Washington, PA 19034; for 1 \$350,000 SFD at 1228 Riley Preserve Court, tax map 019-4-30-0062 (contractor: Toll Brothers Inc., 1140 Virginia Drive, Fort Washington, PA 19034);

Utpal Dutta, 6720 Sullivan Way, Alexandria, VA 22315; for 1 \$450,000 SFD at 6714 Wolf Run Shoals Run, tax map 086-2-11-0014 (contractor: VC Homes LLC, 4080 Lafayette Center Drive, Suite 210A, Chantilly, VA 20151);

VJ Land LLC, 4080 Lafayette Center Drive, Suite 210A, Chantilly, VA 20151; for 1 \$450,000 SFD at 1916 Hull Road, tax map 039-1-10-010015A (contractor: VC Homes LLC, 4080 Lafayette Center Drive, Suite 210A, Chantilly, VA 20151);

VJ Land LLC, 4080 Lafayette Center Drive, Suite 210A, Chantilly, VA 20151; for 1 \$400,000 SFD at 1718 Westmoreland Street, tax map 030-4-31-0020 (contractor: VC Homes LLC, 4080 Lafayette Center Drive, Suite 210A, Chantilly, VA 20151);

Viper N Parikh, 9359 Braymore Circle, Fairfax Station, VA 22039; for 1 \$110,000 SFD at 7701 Manor House Drive, tax map 096-1-02-020015 (contractor: Asta Homes Inc., 816 Constellation Drive, Great Falls, VA 22066);

Walter Bowman, 312 Lismore Drive, Fort Washington, MD 20744; for 1 \$850,000 SFD at 8808 Old Dominion Drive, tax map 211-62-0111;

Woo Cho Soon Trust, 1645 International Drive, Unit 409, McLean, VA 22102; for 1 \$400,000 SFD at 10363 Carol Street, tax map 007-4-08-0016 (contractor: Gulick Group, 11790 Sunrise Valley Drive, Suite 225, Reston, VA 20191);

Yamon Shrestha, 4014 Wakefield Drive, Annandale, VA 22003; for 1 \$300,000 SFD at 4220 Willow Woods Drive, tax map 070-1-08-0219 (contractor: YR Design and Build LLC, 4014 Wakefield Drive, Annandale, VA 22003);

Ziaul and Nazish Islam, 42655 Gunlocks Landing Court, Ashburn, VA 20148; for 1 \$100,000 SFD at 9994 Blackberry Lane, tax map 007-2-03-0008 (contractor: M&A LC, 9708 Mill Race Estates Drive, Vienna, VA 22182).

New Single Family Attached

117 Courthouse LLC, P.O. Box 1208, Vienna, VA 22183; for 1 \$400,000 TH, duplex at 123 Courthouse Road, tax map 038-4-02-0032B (contractor: JDA Custom Homes Inc., P.O. Box 1208, Vienna, VA 22183);

DRP VA 1 LLC, 590 Madison Avenue, Floor 13, New York, NY 10022; for 1 \$120,000 TH at 7446 Backett Wood Terrace, tax map 030-3-48-A5 (contractor: Toll Brothers Inc., 1140 Virginia Drive, Fort Washington, PA 19034);

Enclave FL Corporation, 2676 Glencroft Road, Vienna, VA 22181; for 1 \$150,000 TH at 12553 Todd Lane, tax map 045-4-21-0099 (contractor: IHMW Fairlakes LLC, 4140 Pleasant Valley Road, Chantilly, VA 20151);

Enclave FL Corporation, 2676 Glencroft Road, Vienna, VA 22181; for 2 \$150,000 TH at 4391 and 4397 Denfeld Trail, tax map 045-4-21-0102A and 045-4-21-0105A (contractor: IHMW Fairlakes LLC, 4140 Pleasant Valley Road, Chantilly, VA 20151);

The FAIRFAX Newsletter

Enclave FL Corporation, 2676 Glencroft Road, Vienna, VA 22181; for 1 \$150,000 TH at 12549 Todd Lane, tax map 045-4-21-0097 (contractor: IHMW Fairlakes LLC, 4140 Pleasant Valley Road, Chantilly, VA 20151);

Enclave FL Corporation, 2676 Glencroft Road, Vienna, VA 22181; for 1 \$150,000 TH at 12557 Todd Lane, tax map 045-4-21-0101 (contractor: IHMW Fairlakes LLC, 4140 Pleasant Valley Road, Chantilly, VA 20151);

Enclave FL Corporation, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$150,000 TH at 4388 Fair Lakes Court, tax map 045-4-21-0095A (contractor: IHMW Fairlakes LLC, 4140 Pleasant Valley Road, Chantilly, VA 20151);

Enclave FL Corporation, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$150,000 TH at 12553 Todd Lane, tax map 045-4-21-0099 (contractor: IHMW Fairlakes LLC, 4140 Pleasant Valley Road, Chantilly, VA 20151);

HK Fosters Glen LLC, 8255 Greensboro Drive, Unit 200, McLean, VA 22102; for 2 \$300,000 TH at 13965 and 13967 Airfoil Road, tax map 024-2-11-0093A and 024-2-11-0094A (contractor: NVR Inc., 11700 Plaza America Drive, Suite 500, Reston, VA 20190);

HK Fosters Glen LLC, 8255 Greensboro Drive, Unit 200, McLean, VA 22102; for 1 \$250,000 TH at 14062 Sunrise Valley Drive, tax map 024-2-11-0138 (contractor: NVR Inc., 11700 Plaza America Drive, Suite 500, Reston, VA 20190);

HK Fosters Glen LLC, 8255 Greensboro Drive, Unit 200, McLean, VA 22102; for 2 \$300,000 TH at 13961 and 13963 Airfoil Road, tax map 024-2-11-0095A and 024-2-11-0096A (contractor: NVR Inc., 11700 Plaza America Drive, Suite 500, Reston, VA 20190);

HK Fosters Glen LLC, 8255 Greensboro Drive, Unit 200, McLean, VA 22102; for 2 \$300,000 TH at 13953 and 13955 Airfoil Road, tax map 024-2-11-0099A and 024-2-11-0100A (contractor: NVR Inc., 11700 Plaza America Drive, Suite 500, Reston, VA 20190);

HK Fosters Glen LLC, 8255 Greensboro Drive, Unit 200, McLean, VA 22102; for 2 \$300,000 TH at 13957 and 13959 Airfoil Road, tax map 024-2-11-0097A and 024-2-11-0098A (contractor: NVR Inc., 11700 Plaza America Drive, Suite 500, Reston, VA 20190);

HK Fosters Glen LLC, 8255 Greensboro Drive, Unit 200, McLean, VA 22102; for 2 \$300,000 TH at 13953 and 13971 Airfoil Road, tax map 024-2-11-0091A and 024-2-11-0100A (contractor: NVR Inc., 11700 Plaza America Drive, Suite 500, Reston, VA 20190);

HK Fosters Glen LLC, 8255 Greensboro Drive, Unit 200, McLean, VA 22102; for 1 \$300,000 TH at 14030 Sunrise Valley Drive, tax map 024-2-11-0010 (contractor:

NVR Inc., 11700 Plaza America Drive, Suite 500, Reston, VA 20190);

HK Fosters Glen LLC, 8255 Greensboro Drive, Unit 200, McLean, VA 22102; for 9 \$300,000 TH at 14012, 14014, 14016, 14018, 14020, 14022, 14024, 14026, and 14028 Sunrise Valley Drive, tax map 024-2-11-0001, 024-2-11-0002, 024-2-11-0003, 024-2-11-0004, 024-2-11-0005, 024-2-11-0006, 024-2-11-0007, 024-2-11-0008, and 024-2-11-0009 (contractor: NVR Inc., 11700 Plaza America Drive, Suite 500, Reston, VA 20190);

HK Fosters Glen LLC, 8255 Greensboro Drive, Unit 200, McLean, VA 22102; for 1 \$300,000 TH at 13969 Airfoil Road, tax map 024-2-11-0092A (contractor: NVR Inc., 11700 Plaza America Drive, Suite 500, Reston, VA 20190);

K Hovnanian at North Hill LLC, 4090 A Lafayette Center Drive, Chantilly, VA 20151; for 2 \$300,000 TH at 2814 and 2816 Hokie Lane, tax map 093-3-32-0073 and 093-3-32-0074 (contractor: K Hovnanian Homes of Virginia, 2391 Brandermille Boulevard, Suite 103, Gambrills, MD 21054);

K Hovnanian at North Hill LLC, 4090 A Lafayette Center Drive, Chantilly, VA 20151; for 2 \$300,000 TH at 2820 and 2822 Hokie Lane, tax map 093-3-32-0076 and 093-3-32-0077 (contractor: K Hovnanian Homes of Virginia, 2391 Brandermille Boulevard, Suite 103, Gambrills, MD 21054);

K Hovnanian at North Hill LLC, 4090 A Lafayette Center Drive, Chantilly, VA 20151; for 1 \$300,000 TH at 2824 Hokie Lane, tax map 093-3-32-0078 (contractor: K Hovnanian Homes of Virginia, 2391 Brandermille Boulevard, Suite 103, Gambrills, MD 21054);

K Hovnanian at North Hill LLC, 4090 A Lafayette Center Drive, Chantilly, VA 20151; for 1 \$300,000 TH at 2818 Hokie Lane, tax map 093-3-32-0075 (contractor: K Hovnanian Homes of Virginia, 2391 Brandermille Boulevard, Suite 103, Gambrills, MD 21054);

Liberty Park Homeowners Association, 14200 Park Meadow Drive, Suite 100, Chantilly, VA 20151; for 1 \$159,000 TH, two over two at 13507 Sayward Boulevard, tax map 015-4-08-A1 (contractor: Stanley Martin Homes LLC, 11710 Plaza America Drive, Suite 100, Reston, VA 20190);

Liberty Park Homeowners Association, 14200 Park Meadow Drive, Suite 100, Chantilly, VA 20151; for 1 \$159,000 TH, two over two at 13505 Sayward Boulevard, tax map 015-4-08-A1 (contractor: Stanley Martin Homes LLC, 11710 Plaza America Drive, Suite 100, Reston, VA 20190);

Liberty Park Homeowners Association, 14200 Park Meadow Drive, Suite 100, Chantilly, VA 20151; for 1 \$159,000 TH, two over two at 13503 Sayward Boulevard,

The FAIRFAX Newsletter

tax map 015-4-08-A1 (contractor: Stanley Martin Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

Liberty Park Homeowners Association, 14200 Park Meadow Drive, Suite 100, Chantilly, VA 20151; for 1 \$159,000 TH, two over two at 13521 Sayward Boulevard, tax map 015-4-08-A1 (contractor: Stanley Martin Custom Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

Liberty Park Homeowners Association, 14200 Park Meadow Drive, Suite 100, Chantilly, VA 20151; for 1 \$159,000 TH, two over two at 13523 Sayward Boulevard, tax map 015-4-08-A1 (contractor: Stanley Martin Custom Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

Liberty Park Homeowners Association, 14200 Park Meadow Drive, Suite 100, Chantilly, VA 20151; for 1 \$159,000 TH, two over two at 13511 Sayward Boulevard, tax map 015-4-08-A1 (contractor: Stanley Martin Custom Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

Liberty Park Homeowners Association, 14200 Park Meadow Drive, Suite 100, Chantilly, VA 20151; for 3 \$159,000 TH, two over two at 13513, 13517, and 13519 Sayward Boulevard, tax map 015-4-08-A1 (contractor: Stanley Martin Custom Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

Liberty Park Homeowners Association, 14200 Park Meadow Drive, Suite 100, Chantilly, VA 20151; for 3 \$159,000 TH, two over two condos at 13501, 13509, and 13515 Sayward Boulevard, tax map 015-4-08-A1 (contractor: Stanley Martin Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

Midline Associates LLC, 4800 Hampden Lane, Suite 300, Bethesda, MD 20814; for 1 \$264,400 TH at 11238 Faraday Park Drive, tax map 017-4-39-010030 (contractor: EYA Construction Inc., 4800 Hampden Lane, Suite 300, Bethesda, MD 20814);

NVR Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; for 3 \$250,000 TH at 2692, 2694, and 2696 Velocity Road, tax map 024-2-12-0082, 024-2-12-0083, and 024-2-12-0084 (contractor: NVR Inc., 11700 Plaza America Drive, Suite 500, Reston, VA 20190);

NVR Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; for 4 \$250,000 TH at 2678, 2682, 2684, and 2690 Velocity Road, tax map 024-2-12-0075, 024-2-12-0077, 024-2-12-0078, and 024-2-12-0081 (contractor: NVR Inc., 11700 Plaza America Drive, Suite 500, Reston, VA 20190);

NVR Inc., 3926 Pender Drive, Fairfax, VA 22030; for 3 \$250,000 TH at 2679, 2686, and 2688 Velocity Road, tax map 024-2-12-0079, 024-2-12-0080, and 024-2-12-0086

(contractor: NVR Inc., 11700 Plaza America Drive, Suite 500, Reston, VA 20190);

Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22032; for 2 \$172,700 TH at 12736 and 12748 Verdant Way, tax map 016-4-32-0020 and 016-4-32-0026 (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22032);

Pulte Home Company LLC, 9302 Lee Highway, Suite 100, Fairfax, VA 22031; for 1 \$130,185 TH at 12752 Sunrise Valley Drive, tax map 016-4-32-0014 (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 100, Fairfax, VA 22031);

Pulte Home Company LLC, 9302 Lee Highway, Suite 100, Fairfax, VA 22031; for 6 \$172,700 TH at 12750, 12754, 12756, 12758, 12770, and 12774 Sunrise Valley Drive, tax map 016-4-32-0003, 016-4-32-0005, 016-4-32-0011, 016-4-32-0012, 016-4-32-0013, and 016-4-32-0015 (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 100, Fairfax, VA 22031);

Pulte Home Company LLC, 9302 Lee Highway, Suite 100, Fairfax, VA 22031; for 1 \$140,305 TH at 12738 Verdant Way, tax map 016-4-32-0021 (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 100, Fairfax, VA 22031);

Pulte Home Company LLC, 9302 Lee Highway, Suite 100, Fairfax, VA 22031; for 2 \$140,305 TH at 12740 and 12742 Verdant Way, tax map 016-4-32-0022 and 016-4-32-0023 (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 100, Fairfax, VA 22031);

Pulte Home Company LLC, 9302 Lee Highway, Suite 100, Fairfax, VA 22031; for 1 \$171,050 TH at 12776 Sunrise Valley Drive, tax map 016-4-32-0002 (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 100, Fairfax, VA 22031);

Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22032; for 1 \$139,480 TH at 12744 Verdant Way, tax map 016-4-32-0024 (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22032);

Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22032; for 1 \$171,875 TH at 12746 Verdant Way, tax map 016-4-32-0025 (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22032);

The Retreat at Westfields LC, 1355 Beverly Road, Suite 240, McLean, VA 22101; for 1 \$600,000 TH at 5223 Ridgeview Retreat Drive, tax map 043-4-09-0141 (contractor: Miller and Smith Inc., 1960 Gallows Road, Suite 200, Vienna, VA 22182);

The Retreat at Westfields LC, 1355 Beverly Road, Suite 240, McLean, VA 22101; for 3 \$300,000 TH at 5142, 5144, and 5148 Ridgeview Retreat Drive, tax map 043-4-

The FAIRFAX Newsletter

09-0040, 043-4-09-0041A, and 043-4-09-0043 (contractor: Craftmark Homes Inc., 1355 Beverly Road, Suite 330, McLean, VA 22101);

The Retreat at Westfields LC, 1355 Beverly Road, Suite 240, McLean, VA 22101; for 3 \$300,000 TH at 5130, 5142, and 5144 Ridgeview Retreat Drive, tax map 043-4-09-0031, 043-4-09-0040, and 043-4-09-0041A (contractor: Craftmark Homes Inc., 1355 Beverly Road, Suite 330, McLean, VA 22101);

The Retreat at Westfields LC, 1355 Beverly Road, Suite 240, McLean, VA 22101; for 1 \$600,000 TH at 5225 Ridgeview Retreat Drive, tax map 043-4-09-0140 (contractor: Miller and Smith Inc., 1960 Gallows Road, Suite 200, Vienna, VA 22182);

The Retreat at Westfields LC, 1355 Beverly Road, Suite 240, McLean, VA 22101; for 2 \$300,000 TH at 5152 and 5156 Ridgeview Retreat Drive, tax map 043-4-09-0045 and 043-4-09-0047 (contractor: Craftmark Homes Inc., 1355 Beverly Road, Suite 240, McLean, VA 22101);

The Retreat at Westfields LC, 1355 Beverly Road, Suite 240, McLean, VA 22101; for 1 \$300,000 TH at 5124 Ridgeview Retreat Drive, tax map 043-4-09-0034 (contractor: Craftmark Homes Inc., 1355 Beverly Road, Suite 330, McLean, VA 22101);

The Retreat at Westfields LC, 1355 Beverly Road, Suite 240, McLean, VA 22101; for 1 \$600,000 TH at 5227 Ridgeview Retreat Drive, tax map 043-4-09-0139 (contractor: Miller and Smith Inc., 1960 Gallows Road, Suite 200, Vienna, VA 22182);

Toll Brothers Inc., 1140 Virginia Drive, Fort Washington, PA 19034; for 2 \$120,000 TH, two over two at 7442 and 7444 Backett Wood Terrace, tax map 030-3-48-A5 (contractor: Toll Brothers Inc., 1140 Virginia Drive, Fort Washington, PA 19034);

Toll Brothers Inc., 1140 Virginia Drive, Fort Washington, PA 19034; for 2 \$120,000 TH, two over two at 7436 and 7440 Backett Wood Terrace, tax map 030-3-48-A5 (contractor: Toll Brothers Inc., 1140 Virginia Drive, Fort Washington, PA 19034);

Toll Brothers Inc., 1140 Virginia Drive, Fort Washington, PA 19034; for 1 \$120,000 TH, two over two at 7438 Backett Wood Terrace, tax map 030-3-48-A5 (contractor: Toll Brothers Inc., 1140 Virginia Drive, Fort Washington, PA 19034);

Tri Pointe Homes DC Metro Inc., 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854; for 1 \$600,000 TH at 5522 Valmarana Way, tax map 081-1-21-0087 (contractor: Tri Pointe Homes DC Metro Inc., 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854);

Tri Pointe Homes DC Metro Inc., 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854; for 1 \$600,000 TH at 5526 Valmarana Way, tax map 081-1-21-

0089 (contractor: Tri Pointe Homes DC Metro Inc., 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854);

Tri Pointe Homes DC Metro Inc., 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854; for 2 \$600,000 TH at 5508 and 5524 Valmarana Way, tax map 081-1-21-0080 and 081-1-21-0088 (contractor: Tri Pointe Homes DC Metro Inc., 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854);

Tri Pointe Homes DC Metro Inc., 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854; for 1 \$600,000 TH at 5516 Valmarana Way, tax map 081-1-21-0084 (contractor: Tri Pointe Homes DC Metro Inc., 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854);

Tri Pointe Homes DC Metro Inc., 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854; for 1 \$600,000 TH at 5528 Valmarana Way, tax map 081-1-21-0090 (contractor: Tri Pointe Homes DC Metro Inc., 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854).

Residential Totals

New Single Family Detached: 197

New Single Family Attached: 98

Commercial

10th Street RBC LLC, 4905 Del Ray Avenue, Suite 500, Bethesda, MD 20814; for 1 \$150,000, renovation and new construction for ideaventions at 12350 Pinecrest Road, tax map 026-1-01-0005B;

11659 North Shore Drive Reston LLC, 1620 Eye Street NW, Suite 703, Washington, DC 20006; for 1 \$61,950, units will be renovated to become type A handicap accessible at 11659 North Shore Drive, tax map 017-2-19-0002A (contractor: Manders Decorating Company Inc., 12280 Wilkins Avenue, Suite 201, Rockville, MD 20852);

12100 Sunset Hills LLC, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$40,000, new corridor at 12100 Sunset Hills Road, tax map 017-3-01-0028A;

12100 Sunset Hills LLC, 4747 Bethesda Avenue, Unit 200, Bethesda, MD 20814; for 1 \$40,000, new corridor at 12100 Sunset Hills Road, tax map 017-3-01-0028A;

12100 Sunset Hills LLC, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$110,000, new tenant layout at 12100 Sunset Hills Road, tax map 017-3-01-0028A;

14700 Lee Road Property LLC, 4 Bryant Park, Suite 200, New York, NY 10018; for 1 \$530,000, interior alteration to portions of first floor space at 14700 Lee Road, tax map 044-1-04-0031B2;

The FAIRFAX Newsletter

1980 Gallows Road LLC, 1980 Gallows Road, Suite 300, Vienna, VA 22182; for 1 \$80,000, existing tenant space remodeling with new office room configurations at 1980 Gallows Road, tax map 039-2-11-0082 (contractor: HKS Construction Inc., 10518 Rosehaven Street, Fairfax, VA 22030);

5803 Rolling Road LLC, 5801 Rolling Road, Springfield, VA 22152; for 1 \$335,000, new tenant layout at 5803 Rolling Road, tax map 079-1-16-0003;

7799 Leesburg Pike LLLP, 2000 Tower Oaks Boulevard, Eighth Floor, Rockville, MD 20852; for 1 \$315,020, interior alterations to lobby on first floor at 7799 Leesburg Pike, tax map 039-2-01-0045E;

8300 Greensboro Owner LLC, 3953 Maple Avenue, Suite 300, Dallas, TX 75219; for 1 \$45,000, interior renovation of public restroom to ada standards and small marketing setup at 8300 Greensboro Drive, tax map 029-3-15-0009;

ACP/2250 Corporate Park Owner LLC, 1660 International Drive, Suite 500, McLean, VA 22102; for 1 \$154,358, parking structure - structural repairs at 2250 Corporate Park Drive, tax map 016-3-11-0006D1 (contractor: CA Lindman Inc., 10401 Guilford Road, Jessup, MD 20794);

AP Chantilly Ridgewood LLC, 1856 Old Reston Avenue, Reston, VA 20190; for 1 \$30,000, interior alterations to existing tenant space at 14800 Conference Center Drive, tax map 043-4-06-0015A;

ARE-Virginia No 3 LLC, P.O. Box 847, Carlsbad, CA 92018; for 1 \$191,000, interior renovation to existing tenant at 14225 Newbrook Drive, tax map 044-1-04-0006 (contractor: Buch Construction Inc., 11292 Buch Way, Laurel, MD 20723);

Annandale Office Center LP, 2112 Gallows Road, Suite C2, Vienna, VA 22182; for 1 \$91,650, interior alterations to existing tenant and tenant expansion into adjacent space at 6715 Little River Turnpike, tax map 071-2-01-0029A (contractor: Farr Construction and Consulting, 140 North Hatcher Street, Purcellville, VA 20132);

Annandale Shopping Center, P.O. Box 10, Annandale, VA 22003; for 1 \$34,300, new tenant layout at 7002 Columbia Pike, tax map 060-3-01-0021B (contractor: OBI Construction Inc., 5645-N General Washington Drive, Alexandria, VA 22312);

Annandale VA Propco LLC, 440 Sylvan Avenue, Suite 240, Englewood Cliffs, NJ 07632; for 1 \$125,000, interior renovations to the A-wing at 7120 Braddock Road, tax map 071-3-08-0010A;

BDC Gunston LLC, 5301 Wisconsin Avenue NW, Suite 600, Washington, DC 20015; for 1 \$75,000, 20 feet by 27.3 feet additional service bay attached to the existing building at 9400 Gunston Cove Road, tax map 107-4-01-

0069A (contractor: Virginia Builder LLC, 8720 Redman Street, Springfield, VA 22153);

BDC Sunrise Valley LLC, 5301 Wisconsin Avenue NW, Suite 600, Washington, DC 20015; for 1 \$54,270, new tenant layout at 11600 Sunrise Valley Drive, tax map 017-4-01-0010;

BOF VA Campus at Sunrise, 5 Concourse East Parkway, Suite 500, Atlanta, GA 30328; for 1 \$37,895, corridor renovation at 11190 Sunrise Valley Drive, tax map 027-1-16-30001;

BRE HV Properties LLC, P.O. Box 49550, Charlotte, NC 28277; for 1 \$1,133,880, interior alterations to exiting tenant at 8201 Old Courthouse Road, tax map 039-2-11-0031B1;

Beacon Center LLC, 7501 Wisconsin Avenue, Suite 1500E, Bethesda, MD 20814; for 1 \$200,000, build new Wendy's restaurant at 6636 Richmond Highway, tax map 093-1-01-0001A (contractor: Willoughby Construction and Company, 12006 Margaret Drive, Hagerstown, MD 21742);

Bellevue SC Company LLC, 708 Third Avenue, Floor 28th, New York, NY 10017; for 1 \$150,000, demolish existing starbucks kiosk in the grocery store at 1624 Belle View Boulevard, tax map 093-2-01-0001;

Bellevue SC Company LLC, 708 Third Avenue, Floor 28th, New York, NY 10017; for 1 \$150,000, demolish existing starbucks kiosk in the grocery store at 1624 Belle View Boulevard, tax map 093-2-01-0001;

Board of Trustees of Iglesia de Dios Pentecost al Esmirna, P.O. Box 8538, Alexandria, VA 22306; for 1 \$200,000, new tenant layout at 7910 Hill Park Court, tax map 099-2-04-0002 (contractor: Dynamic Contracting Inc., 1012 14th Street NW, Suite 310, Washington, DC 20005);

Boro Station Tower 3 LLC, 3 Bethesda Metro Center, Suite 1400, Bethesda, MD 20814; for 1 \$94,625, spec suite and corridor and lobby renovation at 1785 Greensboro Station Place, tax map 029-3-15-0004F1;

Boro Station Tower 3 LLC, 3 Bethesda Metro Center, Suite 1400, Bethesda, MD 20814; for 1 \$157,520, new spec suite at 1785 Greensboro Station Place, tax map 029-3-15-0004F1;

Boro Station Tower 3 LLC, 3 Bethesda Metro Center, Suite 1400, Bethesda, MD 20814; for 1 \$11,000,000, accredited scuff space to be constructed for a new tenant in the space at 1785 Greensboro Station Place, tax map 029-3-15-0004F1 (contractor: MC Dean Inc., 1765 Greensboro Station Place, McLean, VA 22102);

Boro Station Tower 3 LLC, 3 Bethesda Metro Center, Suite 1400, Bethesda, MD 20814; for 1 \$105,725, future tenant at 1785 Greensboro Station Place, tax map 029-3-15-0004F1;

The FAIRFAX Newsletter

Boro Station Tower 3 LLC, 3 Bethesda Metro Center, Suite 1400, Bethesda, MD 20814; for 1 \$211,450, future tenant at 1785 Greensboro Station Place, tax map 029-3-15-0004F1;

Boyd Fairfax GSA LLC, P.O. Box 13470, Richmond, VA 23225; for 1 \$39,000, demise existing vacant suite and minor interior alterations for new tenant at 11320 Random Hills Road, tax map 056-2-01-0033E;

Brandywine International, 1676 International Drive, McLean, VA 22102; for 1 \$212,540, new tenant layout at 1676 International Drive, tax map 029-3-15-0011B3;

COPT Stonecroft LLC, 6711 Columbia Gateway Road, Suite 300, Columbia, MD 21046; for 1 \$355,000, erect a transparent structure on the roof of the existing building at 14899 Conference Center Drive, tax map 043-2-02-0039C;

Carderock Tycon I LLC, 1835 Alexander Bell Drive, Suite 100, Reston, VA 20191; for 1 \$87,373, future tenant white box at 8320 Old Courthouse Road, tax map 039-1-06-A1;

Carderock Tycon I LLC, 1835 Alexander Bell Drive, Suite 100, Reston, VA 20191; for 2 \$87,373, future tenant white boxes at 8320 Old Courthouse Road, tax map 039-1-06-A1;

Chantilly Business Park LLC, 1508 Plymouth Boulevard, Plymouth Meeting, PA 19462; for 1 \$40,000, remove all work related to a previous animal crematory in the space; restore and use as office and warehouse space at 13929 Willard Road, tax map 044-2-11-0001B (contractor: Hammerhead Construction of Virginia, 11 Loudoun Street SW, Leesburg, VA 20175);

Clunygus Badenoch LLC, 4305 Wheeler Avenue, Alexandria, VA 22304; for 1 \$38,000, interior alterations for existing tenant and construction of new exterior awning at 7944 Cluny Court, tax map 098-2-09-0007;

Cooperative Way Metro, 500 Boylston Street, Suite 1880, Boston, MA 02116; for 1 \$137,363, new spec suite at 2121 Cooperative Way, tax map 016-3-01-0029A;

Cooperative Way Metro Owner LLC, 500 Boylston Street, Suite 1880, Boston, MA 02116; for 2 \$137,363, new spec suites at 2121 Cooperative Way, tax map 016-3-01-0029A;

Cooperative Way Metro Owner LLC, 500 Boylston Street, Suite 1880, Boston, MA 02116; for 1 \$128,300, new tenant layout at 2121 Cooperative Way, tax map 016-3-01-0029A;

DD South 3 LC, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$22,675, provide sound booth inside existing video studio at 3443 Historic Sully Way, tax map 034-2-01-0003C2 (contractor: Fluor Federal Solutions LLC, 100 Fluor Daniel Drive, Greenville, SC 29607);

DD South 3 LC, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$22,675, provide sound booth inside existing video studio at 3443 Historic Sully Way, tax map 034-2-01-0003C2 (contractor: Fluor Federal Solutions LLC, 100 Fluor Daniel Drive, C102B, Greenville, SC 29607);

DD South 5 LC, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$52,885, interior alterations to room 1D76 at 3453 Historic Sully Way, tax map 034-2-01-0002B;

David Boyd Trust, 1808 Old Meadow Road, Apartment 613, McLean, VA 22102; for 1 \$70,000 at 1800 Old Meadow Road, tax map 029-4-08-1422;

Dulles Technology Drive Property LLC, 3811 North Fairfax Drive, Suite 100, Arlington, VA 22203; for 1 \$47,500, new tenant layout at 13615 Dulles Technology Drive, tax map 015-4-01-0040E1 (contractor: Mark Construction Group LLC, 485 Spring Park Place, Suite 550, Herndon, VA 20170);

Dunhill Village-Marlboro LLC, 20457 Seneca Meadows Parkway, Germantown, MD 20876; for 1 \$422,122, interior renovation and expansion on the first floor for existing tenant at 14700 Avion Parkway, tax map 034-1-03-D4;

EB Dulles I LLC, 4747 Bethesda Avenue, Unit 650, Bethesda, MD 20814; for 1 \$140,000, interior tenant alteration in existing commercial business space at 3684 Centreview Drive, tax map 034-4-01-0001F;

EB Dulles I LLC, 4747 Bethesda Avenue, Suite 650, Bethesda, MD 20814; for 1 \$37,400, tenant layout interior alteration at 3855 Centreview Drive, tax map 034-4-12-0021;

Engleside Plaza LLC, 5242 Yorktown Boulevard, Arlington, VA 22207; for 1 \$150,000, demolish existing Starbucks kiosk in the grocery store at 8646 Richmond Highway, tax map 101-3-01-0071;

FB One LP, 6501 Goldleaf Drive, Bethesda, MD 20817; for 1 \$210,120, new tenant work with walls at 1025 Seneca Road, tax map 006-4-01-0060B (contractor: Karl Boone Jr. Inc., 15001 Westholm Court, Silver Spring, MD 20906);

FP 1775 Wiehle Avenue LLC, 255 Washington Street, Suite 255, Newton, MA 02458; for 1 \$150,000, new fitness center for use of the building tenants only at 1775 Wiehle Avenue, tax map 017-4-15-0001;

FR Chesterbrook JV LLC, 909 Rose Avenue, Suite 200, North Bethesda, MD 20852; for 1 \$380,000, facade renovation at 6222 Old Dominion Drive, tax map 031-3-01-0113 (contractor: LF Jennings Inc., 407 North Washington Street, Suite 200, Falls Church, VA 22046);

FW VA Festival at Manchester LLC, P.O. Box 2539, San Antonio, TX 78299; for 1 \$40,000, selective

The FAIRFAX Newsletter

demolition of non-bearing partitions and associated electrical devices at 7027 Manchester Boulevard, tax map 091-1-12-N (contractor: Morales Construction and Plumbing LLC, 7214 Fairchild Drive, #1, Alexandria, VA 22306);

Fairfax County Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, VA 22035; for 1 \$50,516, architectural repairs at 9399 Richmond Highway, tax map 108-3-01-0023 (contractor: Clark Construction Group LLC, 7500 Old Georgetown Road, Bethesda, MD 20814);

Fairfax County Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, VA 22035; for 1 \$21,573,000, construction of the public portion of a new facility that includes a district supervisor's office at 7130 Silver Lake Boulevard, tax map 091-3-09-0008B (contractor: Manhattan Construction Company, 5601 South 122 East Avenue, Tulsa, OK 74146);

Fairfax County Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, VA 22035; for 1 \$500,000, new structure at 6018 Freds Oak Road, tax map 077-3-01-0011 (contractor: Manhattan Construction Company, 5601 South 122 East Avenue, Tulsa, OK 74146);

Fairfax County Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, VA 22035; for 1 \$110,055, equipment and tank replacement in-kind at pump station at 9950 Colvin Run Road, tax map 019-1-01-0002B;

Fairfax County Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, VA 22035; for 1 \$45,515, renovate existing restrooms to comply with ADA requirements at 8100 Fordson Road, tax map 101-2-01-0047;

Fairfax County Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, VA 22035; for 1 \$20,354, architectural repairs at 9399 Richmond Highway, tax map 108-3-01-0023 (contractor: Clark Construction Group LLC, 7500 Old Georgetown Road, Bethesda, MD 20814);

Fairfax County Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, VA 22035; for 1 \$10,481,000, construction of a new police station at 7170 Silver Lake Boulevard, tax map 091-3-09-0008B (contractor: Manhattan Construction Company, 5601 South 122 East Avenue, Tulsa, OK 74146);

Fairfax County Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, VA 22035; for 1 \$24,640,000, two story shell building including construction of stairs and elevators for access to all levels at 5140 Parkstone Drive, tax map 043-4-06-0037B;

Fairfax County Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, VA 22035; for 1 \$31,489, repair of exterior stair at 7200 Columbia Pike, tax map 071-1-04-0109A1;

Fairfax County Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, VA 22035; for 1 \$5,423,000, construction of the public parking garage for a new facility including a district supervisor's office at 7130 Silver Lake Boulevard, tax map 091-3-09-0008B (contractor: Manhattan Construction Company, 5601 South 122 East Avenue, Tulsa, OK 74146);

Fairfax County Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, VA 22035; for 1 \$6,493,350, the new little river glen IV project consists of two mirrored two story type VA apartment buildings at 4013 Barker Court, tax map 058-4-01-0047A2;

Fairfax County Board of Supervisors, 12000 Government Center Parkway, Suite 449, Fairfax, VA 22035; for 1 \$7,300,000, build new three bay two story fire station with elevated patio with steps at 2949 Sleepy Hollow Road, tax map 051-3-15-0004;

Fairfax County Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, VA 22035; for 1 \$7,611,000, construction of the police only parking garage at 7170 Silver Lake Boulevard, tax map 091-3-09-0008B (contractor: Manhattan Construction Company, 5601 South 122 East Avenue, Tulsa, OK 74146);

Fairfax County Park Authority, 12055 Government Center Parkway, Suite 927, Fairfax, VA 22035; for 1 \$48,000, fiber glass bridge that will replace existing wooden bridge at 7550 Reservation Drive, tax map 088-3-01-0004;

Fairfax Retail LC, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$2,500,000, demolition of a portion of the shopping center storefront facade and sidewalk at 12993 Fair Lakes Shopping Center, tax map 055-1-14-0004C3 (contractor: LF Jennings Inc., 407 North Washington Street, Suite 200, Falls Church, VA 22046);

Fairview Building Owner LLC, 52 Vanderbilt Avenue, Suite 1000, New York, NY 10017; for 1 \$90,465, new tenant layout at 3120 Fairview Park Drive, tax map 049-4-01-0072;

Fort Buffalo LLC, 6402 Arlington Boulevard, Suite 380, Falls Church, VA 22042; for 1 \$50,000, new tenant layout at 6400 Arlington Boulevard, tax map 051-3-01-0001B;

Fort Buffalo LLC, 6402 Arlington Boulevard, Suite 380, Falls Church, VA 22042; for 1 \$205,000, new tenant layout at 6402 Arlington Boulevard, tax map 051-3-01-0001E;

The FAIRFAX Newsletter

Frank Zafren, 6231 Leesburg Pike, Suite 100, Falls Church, VA 22044; for 1 \$35,000, new tenant layout for ice cream store at 237 Maple Avenue, tax map 038-2-02-0082 (contractor: Clay Construction LLC, 19116 Nicholson Farm Lane, Purcellville, VA 20132);

GCC 28 Owner LLC, 1660 International Drive, Suite 500, McLean, VA 22102; for 1 \$200,000, demising existing full floor tenant into two separate tenant spaces at 8401 Greensboro Drive, tax map 029-3-01-0063C;

GS Property RP LLC, 11921 Rockville Pike, Suite 200, Rockville, MD 20852; for 1 \$200,000, new tenant layout at 12020 Sunrise Valley Drive, tax map 017-3-08-0003B1;

GS Property RP LLC, 11921 Rockville Pike, Suite 200, Rockville, MD 20852; for 1 \$200,000, new tenant layout at 12020 Sunrise Valley Drive, tax map 017-3-08-0003B1;

GS Property RP LLC, 11921 Rockville Pike, Suite 200, Rockville, MD 20852; for 1 \$200,000, new tenant layout at 13241 Woodland Park Road, tax map 016-3-11-0005A;

Goddess of Heaven Temple, 3309 Magnolia Avenue, Falls Church, VA 22041; for 1 \$25,000, plan review only at 3309 Magnolia Avenue, tax map 061-2-01-0019 (contractor: CGI Home Solutions LLC, 21800 Towncenter Plaza, Suite 266A, Sterling, VA 20164);

Golden Brook LLC, 11708 Bowman Green Drive, Reston, VA 20190; for 1 \$100,000, new tenant layout at 4406 Chantilly Shopping Center, tax map 044-1-09-0017 (contractor: Itek Construction and Consulting Inc., 627 Carlisle Drive, Herndon, VA 20170);

Goodwin House Inc., 4800 Fillmore Avenue, Alexandria, VA 22311; for 1 \$198,000, balcony repairs via swing state access to include concrete repairs installation of balcony coatings and sealants and painting of balcony soffits at 3440 Jefferson Street, tax map 062-1-01-0016G (contractor: The Atlantic Company of America, 526 King Street, Suite 401, Washington, DC 20026);

Greenspring Village Inc., P.O. Box 92129, Southlake, TX 76092; for 1 \$36,000, structural support alteration for replacement of existing cooling towers at 7440 Spring Village Drive, tax map 090-1-01-0063G;

Greenspring Village Inc., P.O. Box 92129, Southlake, TX 76092; for 1 \$21,038, interior alterations to combine two dwelling units at 7450 Spring Village Drive, tax map 090-1-01-0063G (contractor: Cypress Contracting LLC, 23465 Rock Haven Way, Suite 130, Dulles, VA 20166);

Gunston Lorton Partners LLC, 9015 Mountain Ridge Drive, Suite 350, Austin, TX 78759; for 1 \$35,000, new tenant layout at 7764 Gunston Plaza, tax map 107-4-03-0001B;

Inova Health Care Services, 8110 Gatehouse Road, Suite 200-E, Falls Church, VA 22042; for 1 \$50,000, interior alteration to split room into closets at 8095 Innovation Park Drive, tax map 049-4-01-0057 (contractor: L2 Construction Management Corporation, 40892 Birdsone Lane, Aldie, VA 20105);

Inova Health Care Services, 8100 Gatehouse Road, Suite 400W, Falls Church, VA 22042; for 1 \$74,400, renovate existing MRI suite at 6355 Walker Lane, tax map 091-1-01-0011A (contractor: Hitt Contracting Inc., 2900 Fairview Park Drive, Falls Church, VA 22042);

Leesburg LLC, 4208 Evergreen Lane, Suite 213, Annandale, VA 22003; for 1 \$22,000, install metal stud framing at 2810 Old Lee Highway, tax map 049-1-28-010305 (contractor: Linh Ngoc Nguyen, 6368 Landess Street, Alexandria, VA 22312);

MCM 1945 Old Gallows LLC, 301 Yamato Road, Suite 4160, Boca Raton, FL 33431; for 1 \$77,430, spec suite at 1945 Old Gallows Road, tax map 039-2-15-0014A (contractor: Carson Construction Inc., 10977 Guilford Road, Annapolis Junction, MD 20701);

MT DC One LLC, 2-3-17 Toranomon, Minato-Ku, Tokyo, Japan 105-0001; for 1 \$72,450, interior tenant buildout consisting of three partitions, 3 doors, expansion of existing server room at 2235 Monroe Street, tax map 016-4-01-0015A (contractor: Palmer's Contracting LLC, 400 Belle Air Lane, Warrenton, VA 20186);

Maple Avenue Associates LLC, 1137 Woodlyn Road, Annapolis, MD 21409; for 1 \$42,000, expansion of existing tenant at 352 Maple Avenue, tax map 038-4-02-0024A;

McLearen Towerview Land Condo Unit Owner Association, 14000 Thunderbolt Place, Suite R, Chantilly, VA 20151; for 1 \$2,000,000, to construct new single story convenience store at 13850 McLearen Road, tax map 024-4-10-0002 (contractor: HHH Inc., 508 East Pleasant Valley Boulevard, Altoona, PA 16602);

Metropark 2345 LLC, 6363 Walker Lane, Suite C100, Alexandria, VA 22310; for 1 \$65,000, new tenant layout at 6354 Walker Lane, tax map 091-1-01-0011B2 (contractor: Liberty Group LLC, 8913 Falls Chapel Way, Potomac, MD 20854);

Metropark 2345 LLC, 6363 Walker Lane, Suite C100, Alexandria, VA 22310; for 1 \$25,500, corridor renovation at 6350 Walker Lane, tax map 091-1-28-0001A;

Metropark 2345 LLC, 6363 Walker Lane, Suite C100, Alexandria, VA 22310; for 1 \$176,500, new tenant layout at 6350 Walker Lane, tax map 091-1-28-0001 (contractor: Keane Construction LLC, P.O. Box 1573, Ashburn, VA 20147);

Metropark 6 LLC, 6363 Walker Lane, Suite C100, Alexandria, VA 22310; for 1 \$38,000, renovation to second

The FAIRFAX Newsletter

and third floor corridor at 6361 Walker Lane, tax map 091-1-31-0002C;

Metropark 6 LLC, 6363 Walker Lane, Suite C100, Alexandria, VA 22310; for 1 \$39,391, renovations to existing tenant at 6361 Walker Lane, tax map 091-31-0002C;

Mohammedi Anjumane, 45710 Oakbrook Court, Unit 160, Sterling, VA 20166; for 1 \$34,000, interior alterations to existing kitchen area at 3812 Barney Road, tax map 033-2-02-0018;

Montebello Condominiums, 5905 Mount Eagle Drive, Alexandria, VA 22303; for 1 \$1,534,910, lower level new restrooms with new stairs and storage and elevator at 5905 Mount Eagle Drive, tax map 083-3-31 (contractor: Scott-Long Construction Inc., 14420 Albemarle Point Place, Suite 250, Chantilly, VA 20151);

Monticello Gardens LLC, 4600 North Fairfax Drive, Suite 1000, Arlington, VA 22203; for 1 \$21,600, washer/dryer installation for units located on buildings at 7400 Parkwood Court, tax map 050-3-01-0005B;

Mount Vernon Plaza LLC, 45 Boscawen Street West, Unit 5, Winchester, VA 22601; for 1 \$190,000, tenant layout at 8723 Cooper Road, tax map 110-1-17-A1;

NR Preserve Phase I Property Owner LLC, 575 5th Avenue, Floor 23rd, New York, NY 10017; for 1 \$70,000, new tenant layout at 4973 Westcroft Boulevard, tax map 044-3-01-0015D2 (contractor: MS Park Construction Inc., 7353 McWhorter Place, Suite 202, Annandale, VA 22003);

Northern Virginia Regional Park Authority, 5400 Ox Road, Fairfax Station, VA 22039; for 1 \$45,000, interior renovation and upgrade of existing restroom facility to meet the current accessibility code at 6501 Pohick Bay Drive, tax map 114-4-01-0018;

One Freedom Square LLC, 2200 Pennsylvania Avenue NW, Suite 200W, Washington, DC 20037; for 1 \$480,000, tenant improvement at 11951 Freedom Drive, tax map 017-16-0013;

One Freedom Square LLC, 2200 Pennsylvania Avenue NW, Suite 200W, Washington, DC 20037; for 1 \$28,795, interior renovation - level 2 alterations at 11951 Freedom Drive, tax map 017-1-16-0013 (contractor: Nichols Contracting Inc., 508 Olney Sandy Spring Road, Suite 200, Sandy Spring, MD 20860);

One Freedom Square LLC, 2200 Pennsylvania Avenue NW, Suite 200W, Washington, DC 20037; for 1 \$110,700, tenant layout at 11951 Freedom Drive, tax map 017-1-16-0013;

One Freedom Square LLC, 2200 Pennsylvania Avenue NW, Suite 200W, Washington, DC 20037; for 1 \$170,468, spec suite at 11951 Freedom Drive, tax map 017-1-16-0013 (contractor: DFS Construction Corporation, 2200 Wilson Boulevard, Suite 800, Arlington, VA 22201);

PDG Daly Drive LLC, 4500 Daly Drive, Suite 300, Chantilly, VA 20151; for 1 \$21,000, tenant expansion combining 200 & 300 at 4506 Daly Drive, tax map 044-1-01-0013B2 (contractor: Distinctive Building Group LLC, 19718 Blueridge Mountain Road, Bluemont, VA 20135);

PP Monroe Place, 540 Madison Avenue NW, Floor 35th, New York, NY 10022; for 1 \$135,000, interior buildout of a dental office at 12950 Highland Crossing Drive, tax map 016-4-23-R (contractor: YBM Construction Inc., 604 South Frederick Avenue, Suite 415, Gaithersburg, MD 20877);

PR Springfield Town Center LLC, 6500 Springfield Mall; for 1 \$150,000, installation of one transformer and six electric vehicle charge posts within a parking lot at 6500 Springfield Mall, tax map 090-2-16-E;

PW LP, 7811 Montrose Road, Suite 420, Potomac, MD 20854; for 1 \$60,000, new tenant layout for WNB factory at 5720 Pickwick Road, tax map 054-4-01-0116;

Pender LLC, 8150 Leesburg Pike, Suite 1000, Vienna, VA 22182; for 1 \$40,000, new tenant layout at 3903 Fair Ridge Drive, tax map 046-3-01-0015A3;

RMR Office OPF Chantilly LP, 255 Washington Street, Newton, MA 02458; for 1 \$36,100, office tenant fitout at 4800 Westfields Boulevard, tax map 044-3-06-0014E;

RMR Office OPF Chantilly LP, 255 Washington Street, Newton, MA 02458; for 1 \$612,000, new tenant layout at 14151 Newbrook Drive, tax map 044-4-05-0014D (contractor: Michael T Clune and John J Clune, 10 South Riverside Plaza, Suite 2200, Chicago, IL 60606);

Radiology Real Estate Associates LLC, 20116 Ashbrook Place, Suite 150, Ashburn, VA 20147; for 1 \$23,000, new tenant layout at 1800 Town Center Drive, tax map 017-1-14-0115 (contractor: Kalmia Construction Company Inc., 10230 Southard Drive, Beltsville, MD 20705);

Realty Associates Fund XI LP, 28 State Street, Floor 10th, Boston, MA 02109; for 1 \$52,500, new tenant layout at 1881 Campus Commons Drive, tax map 026-2-01-0010;

Reston Corporate Center LP, 2200 Pennsylvania Avenue NW, Suite 200W, Washington, DC 20037; for 1 \$168,000, new tenant layout at 1950 Opportunity Way, tax map 017-3-22-0003 (contractor: GCS-Sigal Inc., 3020 Yost Place NE, Washington, DC 20018);

Reston Corporate Center LP, 2200 Pennsylvania Avenue NW, Suite 200W, Washington, DC 20037; for 1 \$49,226,200, build new hotel at 1975 Opportunity Way, tax map 017-3-22-0002;

Reston Crossing LP, 1919 Pennsylvania Avenue NW, Unit M-275, Washington, DC 20006; for 1 \$799,770, new tenant layout at 2001 Edmund Halley Drive, tax map 017-

The FAIRFAX Newsletter

3-08-0002A2 (contractor: James G. Davis Construction Company, 12530 Parklawn Drive, Rockville, MD 20852);

Reston Eastpointe Property Corporation, 101 Constitution Avenue NW, Suite 325, Washington, DC 20001; for 1 \$390,000, new tenant layout at 11091 Sunset Hills Road, tax map 018-3-06-0010;

Reston Eastpointe Property Corporation, 101 Constitution Avenue NW, Suite 325, Washington, DC 20001; for 1 \$390,000, new tenant layout at 11091 Sunset Hills Road, tax map 018-3-06-0010;

Reston Heights Residential I LLC, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$25,000, tenant buildout at 11830 Sunrise Valley Drive, tax map 017-3-21-0001A;

Reston Spectrum LP, 2000 Tower Oaks Boulevard, Floor 8th, Rockville, MD 20852; for 1 \$543,610, interior alterations to an existing tenant at 11874 Spectrum Center, tax map 017-1-01-0003P2 (contractor: PW Campbell Contracting Company, 109 Zeta Drive, Pittsburgh, PA 15238);

Reston Town Center Property LLC, 2200 Pennsylvania Avenue, Suite 200W, Washington, DC 20037; for 1 \$1,200,000, new tenant layout at 11940 Market Street, tax map 017-1-16-0009A;

Reston Town Center Property LLC, 2200 Pennsylvania Avenue NW, Suite 200W, Washington, DC 20037; for 1 \$91,813, new tenant layout at 11911 Freedom Drive, tax map 017-1-16-0005A2 (contractor: DFS Construction Corporation, 2200 Wilson Boulevard, Suite 800, Arlington, VA 22201);

Reston Town Center Property LLC, 2200 Pennsylvania Avenue NW, Suite 200W, Washington, DC 20037; for 1 \$159,144, spec suite at 11911 Freedom Drive, tax map 017-1-16-0005A2;

Reston Town Center Property LLC, 2200 Pennsylvania Avenue NW, Suite 200W, Washington, DC 20037; for 1 \$137,256, spec suite at 11921 Freedom Drive, tax map 017-1-16-0009A;

Reston VA II FGF LLC, 1 North Wacker Drive, Suite 4025, Chicago, IL 60606; for 1 \$75,000, interior renovations to existing shower and locker room areas at 12290 Sunrise Valley Drive, tax map 017-3-08-0007E1;

Rolling Valley mall LLC, 1025 Thomas Jefferson Street NW, Suite 700E, Washington, DC 20007; for 1 \$600,000, tenant layout at 9276 Old Keene Mill Road, tax map 088-2-01-0004A (contractor: Clay Construction LLC, 19116 Nicholson Farm Lane, Purcellville, VA 20132);

SIP CREF 1420 Beverly LLC, 2727 LBJ Freeway, Suite 806, Dallas, TX 75234; for 1 \$574,000, new tenant layout at 1420 Beverly Road, tax map 030-2-01-0022A (contractor: NTC Mazzuca Contracting Inc., 10907 Guilford Road, Suite A, Annapolis Junction, MD 20701);

SMII Redwood Plaza LLC, P.O. Box 28270, Santa Ana, CA 92799; for 1 \$100,000, new tenant layout at 10560 Arrowhead Drive, tax map 047-4-01-0005C;

School Board of Fairfax County, 8115 Gatehouse Road, Falls Church, VA 22042; for 1 \$250,000, interior alterations to existing two story middle school at 4101 Pickett Road, tax map 058-3-01-0001 (contractor: RJ Crowley Inc., 8740-30 Cherry Lane, Laurel, MD 20707);

Seneca Corner Associates, 1201 Maryland Avenue SW, Suite 850, Washington, DC 20024; for 1 \$80,000, new tenant layout at 1024 Seneca Road, tax map 006-4-21-A;

Soap Wash Inc., 7333 Little River Turnpike, Annandale, VA 22003; for 1 \$300,000, exterior facade upgrades including new reengineered canopy at 7333 Little River Turnpike, tax map 071-1-01-0012;

South of Market LLC, 2200 Pennsylvania Avenue, Suite 200W, Washington, DC 20037; for 1 \$975,000, new tenant layout at 1875 Explorer Street, tax map 017-3-10-0014;

Springfield Plaza LLC, 8405 Greensboro Drive, Suite 830, McLean, VA 22102; for 1 \$2,250,330, shell building and canopy renovation with mezzanine at 6426 Springfield Plaza, tax map 080-3-01-0004A (contractor: LF Jennings Inc., 407 North Washington Street, Unit 200, Falls Church, VA 22042);

Stephanie Lee Open Door Presbyterian Church Inc., 2999 Centreville Road, Herndon, VA 20171; for 1 \$20,873, interior alterations to existing sanctuary at 3001 Centreville Road, tax map 025-3-01-0014;

Sterling Center LC, P.O. Box 370, McLean, VA 22101; for 1 \$125,000, creating a new office suite out of a portion of existing vacant suite at 14401 Penrose Place, tax map 034-3-01-0030A (contractor: Zumot Real Estate Management Inc., P.O. Box 370, McLean, VA 22101);

Steuart Burke Centre Shopping Center LLC, 4445 Willard Avenue, Suite 700, Chevy Chase, MD 20815; for 1 \$153,456, interior alteration to alter previous mercantile space to new mercantile tenant at 5709 Burke Centre Parkway, tax map 077-1-01-0063;

Steuart Burke Centre Shopping Center LLC, 4445 Willard Avenue, Suite 700, Chevy Chase, MD 20815; for 1 \$180,000, install canopies over existing drive thru for the protection of employees at 5815 Burke Centre Parkway, tax map 077-1-01-0075D;

Steven Garver, 11500 Fairway Drive, Unit 204, Reston, VA 20190; for 1 \$30,000, commercial alterations at 11500 Fairway Drive, tax map 017-2-34-0110204;

Sunrise Valley Real Estate LLC, 11864 Sunrise Valley Drive, Suite 101, Reston, VA 20191; for 1 \$116,000, build a dental office in existing office space at 11864 Sunrise Valley Drive, tax map 017-3-11-640101

The FAIRFAX Newsletter

(contractor: Alonge Enterprises Limited, 2841 Hartland Road, Suite 103, Falls Church, VA 22043);

Sunrise of McLean II Propco LLC, 7902 Westpark Drive, McLean, VA 22102; for 1 \$30,500,000, construction of a new three story assisted living facility at 1515 Chain Bridge Road, tax map 030-4-01-0014 (contractor: The Whiting-Turner Contracting, 9210 Arboretum Parkway, Suite 190, Richmond, VA 23236);

Sunrise of McLean II Propco LLC, 7902 Westpark Drive, McLean, VA 22102; for 1 \$30,500,000, construction of a new three story assisted living facility and a single below grade level which includes parking and support spaces for the primary use at 1515 Chain Bridge Road, tax map 030-4-01-0014 (contractor: The Whiting-Turner Contracting, 9210 Arboretum Parkway, Suite 190, Richmond, VA 23236);

TMG 8280 Greensboro LLC, 3 Bethesda Metro Center, Suite 1400, Bethesda, MD 20814; for 1 \$150,000, new tenant layout at 8280 Greensboro Drive, tax map 029-4-09-0012B1;

TMG 8280 Greensboro LLC, 3 Bethesda Metro Center, Suite 1400, Bethesda, MD 20814; for 1 \$111,750, tenant expansion at 8280 Greensboro Drive, tax map 029-3-15-0010A;

TMG Plaza East LLC, 1953 Gallows Road, Suite 145, Vienna, VA 22182; for 1 \$44,355, interior alterations at 14291 Park Meadow Drive, tax map 044-3-01-0010A;

TMG TMC 4 LLC, 3 Bethesda Metro Center, Suite 1400, Bethesda, MD 20814; for 1 \$34,360, interior alteration to existing collaboration rooms on floors 2,3, and 9 at 8285 Greensboro Drive, tax map 029-3-15-0003C1;

TMG TMC 5 LLC, 3 Bethesda Metro Center, Suite 1400, Bethesda, MD 20814; for 1 \$47,254, interior alteration to existing collaboration rooms on floors 3, 4, 6, and 8 at 8283 Greensboro Drive, tax map 029-3-15-0003B;

TRC Pinnacle Towers, 6711 Columbia Gateway, Suite 300, Columbia, MD 21046; for 1 \$55,000, demo only at 1753 Pinnacle Drive, tax map 029-4-01-0002;

TYC Development Company LLC, 2000 Tower Oaks Boulevard, 8th Floor, Rockville, MD 20852; for 1 \$46,900, new tenant layout at 1600 Tysons Boulevard, tax map 029-4-10-0002C;

TYD Development Company LLLP, 2000 Tower Oaks Boulevard, Floor 8th, Rockville, MD 20852; for 1 \$94,615, full demolition of entire suite at 1650 Tysons Boulevard, tax map 029-4-10-0002D (contractor: Spectrum Inc. General Contracting, 8200 Greensboro Drive, Suite 600, McLean, VA 22102);

Target Corporation, P.O. Box 9456, Minneapolis, MN 55440; for 1 \$50,000, interior demolition at 6600 Springfield Mall, tax map 090-2-13-0002 (contractor: LF

Jennings Inc., 407 North Washington Street, Suite 200, Falls Church, VA 22046);

Target Corporation, P.O. Box 9456, Minneapolis, MN 55440; for 1 \$24,000, future tenant amend to add GC at 2905 District Avenue, tax map 049-3-38-010001 (contractor: Lincoln Construction Corporation, 611 West Main Street, Purcellville, VA 20132);

Target Corporation Dayton Hudson Corporation, P.O. Box 9456, Minneapolis, MN 55440; for 1 \$742,251, installation of heavy duty light and gondola racks for target store at 12197 Sunset Hills Road, tax map 017-3-01-0033C (contractor: Buch Construction Inc., 11292 Buch Way, Laurel, MD 20723);

Teachers Insurance and Annuity Association of America, 4350 North Fairfax Drive, Suite 110, Arlington, VA 22203; for 1 \$78,000, new tenant layout at 8270 Greensboro Drive, tax map 029-3-15-0011A3 (contractor: Mom Contracting LLC, 5677 Sherborne Knolls, Centreville, VA 20120);

Telestar Holding LLC, 6421 Beulah Street, Alexandria, VA 22310; for 1 \$420,000, proposed Goddard School in an existing two story building to be renovated for early childhood development with preschool and toddler playground at 2921 Telestar Court, tax map 049-4-04-0006;

The Congressional Schools of Virginia Inc., 3229 Sleepy Hollow Road, Falls Church, VA 22042; for 1 \$106,200, level two alteration to convert a former boiler room into a faculty room at 3229 Sleepy Hollow Road, tax map 061-1-01-0005;

The Congressional Schools of Virginia Inc., 3229 Sleepy Hollow Road, Falls Church, VA 22042; for 1 \$106,200, level two alteration to convert a former boiler room into a faculty room at 3229 Sleepy Hollow Road, tax map 061-1-01-0005;

The Mitre Corporation, 7515 Colshire Drive, McLean, VA 22102; for 1 \$500,000, new offices/HVAC renovations at 7594 Colshire Drive, tax map 030-3-28-0004A3;

The Woods of Fairfax, P.O. Box 40177, Indianapolis, IN 46240; for 1 \$50,000, remove and replace front entrance concrete stoop at 7631 Highland Woods Court, tax map 108-3-01-0006 (contractor: CA Lindman Inc., 10401 Guilford Road, Jessup, MD 20794);

Tysons Corner Office I LLC, 79600 Tysons One Place, Tysons Corner, VA 22102; for 1 \$178,200, interior modifications to existing workplace at 7900 Tysons One Place, tax map 029-4-01-0035E;

Tysons Corner Property Holdings LLC, 401 Wilshire Boulevard, Suite 700, Santa Monica, CA 90401; for 1 \$250,000, new tenant layout at 7986 Tysons Corner Center, tax map 029-4-01-0035A;

The FAIRFAX Newsletter

Tysons Corner Property Holdings LLC, 401 Wilshire Boulevard, Suite 700, Santa Monica, CA 90401; for 1 \$83,250, new tenant improvement of retail space in existing retail space at Tysons Corner Center at 1961 Chain Bridge Road, tax map 029-4-01-0035A;

Tysons Galleria LLC, P.O. Box 3487, Chicago, IL 60654; for 1 \$1,781,200, new tenant layout at 1833 Galleria at Tysons II, tax map 029-4-10-0001C1 (contractor: Dimension One Inc., P.O. Box 1060, McDonough, GA 30253);

Tysons Galleria LLC, P.O. Box 3487, Chicago, IL 60654; for 1 \$55,000, tenant space #1420 tenant improvement to an existing retail space at 1825 Galleria at Tysons II, tax map 029-4-10-0001C1;

Tysons Galleria LLC, P.O. Box 3487, Chicago, IL 60654; for 1 \$69,000, new tenant layout at 1771 Galleria at Tysons II, tax map 029-4-10-0001C1 (contractor: Level 5 Retail Construction Inc., 6406 Highway 78, Sachse, TX 75048);

Tysons Manor Homeowners Association, 8152 Larkin Lane, Vienna, VA 22180; for 1 \$60,000, interior renovations to pool house and men's and women's toilet rooms at 8158 Electric Avenue, tax map 212-30-0335;

Tysons Park Place II LLC, 7501 Wisconsin Avenue, Suite 1500E, Bethesda, MD 20814; for 1 \$302,000, interior renovation of partial fifth floor to include new partitions, ceilings, power, and lighting at 7930 Jones Branch Drive, tax map 029-4-07-0005B (contractor: Watts Construction LLC, 4719B Eisenhower Avenue, Alexandria, VA 22304);

Velocis Altus Greensboro LP, 300 Crescent Court, Suite 850, Dallas, TX 75201; for 1 \$95,000, tenant improvement / expansion at 8200 Greensboro Drive, tax map 029-4-01-0001B (contractor: Nova Retail Solutions LLC, 25241 Riding Center Drive, Chantilly, VA 20152);

Vienna Plaza Associates Limited Partnership, 7811 Montrose Road, Suite 420, Potomac, MD 20854; for 1 \$30,000, new tenant layout at 320 Maple Avenue, tax map 038-3-02-0150;

Vienna Shopping Center LP, 8405 Greensboro Drive, Suite 830, McLean, VA 22102; for 1 \$200,000, new tenant layout at 214 Maple Avenue, 038-4-02-0030;

Violet Cullors, 6900-A Keyser Way, Alexandria, VA 22310; for 1 \$43,525, residing and trim work at 6900 Keyser Way, tax map 091-1-13-076900A (contractor: Northern Virginia Roofing Company, 14140 Parke Long Court, Suite F, Chantilly, VA 20151);

Virginia Hospital Center Arlington Health System, 1760 Old Meadow Road, McLean, VA 22102; for 1 \$348,000, new tenant layout at 1760 Old Meadow Road, tax map 029-4-06-0099B (contractor: HBW Properties Inc., 1055 First Street, Suite 200, Rockville, MD 20850);

Virginia Hospital Center Arlington Health System, 1760 Old Meadow Road, McLean, VA 22102; for 1 \$348,000, new tenant layout at 1760 Old Meadow Road, tax map 029-4-06-0099B (contractor: HBW Properties Inc., 1055 First Street, Suite 200, Rockville, MD 20850);

Wal-Mart Real Estate Business Trust, P.O. Box 8050, Bentonville, AR 72712; for 1 \$1,400,000, general remodel to the existing store at 6303 Richmond Highway, tax map 083-3-40-0001A (contractor: Ashland Construction Company, 4601 Atlantic Avenue, Raleigh, NC 27604);

Washington Metropolitan Area Transit Authority, 600 5th Street NW, Washington, DC 20001; for 1 \$100,000, tattoo and body piercing studio - tenant improvement for opening at 2672 Avenir Place, tax map 049-1-01-0027C (contractor: Legacy Exteriors LLC, 3325 Greenwood Farm Drive, Haymarket, VA 20169);

Wesley Huntington Landlord LLC, 5515 Cherokee Avenue, Suite 200, Alexandria, VA 22312; for 2 \$300,000, level three amenity at 2317 Huntington Avenue, tax map 083-1-08-0092C (contractor: WCS Construction LLC, 3303 Stanton Road SE, Washington, DC 20020);

Westpark Corporate Center LLC, 8444 Westpark Drive, Suite 820, McLean, VA 22102; for 1 \$139,830, modification of existing conference center at 8484 Westpark Drive, tax map 029-3-01-0066A3;

Wilbur L McBay Associates LLC, 6231 Leesburg Pike, Suite 100, Falls Church, VA 22044; for 1 \$27,300, tenant interior work only at 14130 Sullyfield Circle, tax map 034-3-05-E4;

Woodleigh Chase LLC, 701 Maiden Choice Lane, Baltimore, MD 21228; for 1 \$99,036, new commercial apartment 55 and older living center at 10055 Braddock Road, tax map 068-2-14-0004A (contractor: Harkins Builders Inc., 10490 Little Patuxent Parkway, Suite 400, Columbia, MD 21044);

Writ LP, 1775 Eye Street NW, Suite 1000, Washington, DC 20006; for 1 \$210,000, existing apartment building; converting existing leased tenant spaces into apartments at 1350 Beverly Road, tax map 030-2-01-0030B;

Zircon Silverline Center Property LLC, 250 Vesey Street, Floor 15th, New York, NY 10281; for 1 \$48,377, restroom upgrades at 7900 Westpark Drive, tax map 029-4-07-0006A.

The FAIRFAX Newsletter

Planning Commission Actions of Interest

FDPA-1999-PR-026 (PC Approved 01/11/23) - Ron Schreibman Final Development Plan Amendment (Ron Schreibman, 7884 Galesburg Place, Dunn Loring, VA 22027); planning commission approved final development plan to amend FDP-1999-PR-026 to allow addition in rear yard of lot 10 on 5,293 sq. ft. zoned PDH-3, located at 7884 Galesburg Place, Dunn Loring, VA 22027, tax map 039-4-54-0010, Providence District, (agent: Brian Rosenheim, 9669A Main Street, Fairfax, VA 22031, (703) 828-7635).

FDPA-2012-MV-008-02 (PC Approved 01/11/23) - Liberty Heights Final Development Plan Amendment (Liberty Heights, LC); planning commission approved final development plan amendment to amend FDPA-2012-MV-008 to allow for a modification to a development condition to allow for an increase in the maximum number of children permitted up to 200 at a childcare center on 7.558 acres zoned PDC, located at 9030 Power House Road, Lorton, VA 22079, tax map 107-1-09-H1, Mount Vernon District, (agent: Lori Greenlief, McGuireWoods, 1750 Tysons Blvd., Tysons, VA 22102, (571) 274-1316).

PA-2022-III-FC2 (apprl. recommd. 01/11/23) - Residences at Government Center Plan Amendment (Residences at Government Center); planning commission recommended approval for plan amendment for the Affordable Housing at the Government Center zoned PDC, located at 12000 Government Center Pkwy., Fairfax, VA 22035, tax map 056-1-15-0014-A & 056-1-15-0014-B, Braddock District.

RZ-2022-PR-00011 (apprl. recommd. 01/11/23) - APQF Group Rezoning (APQF Group LLC); planning commission recommended approval for application to rezone 1 acre from R2 to R1 for single family detached dwelling, located at 7727 Helena Drive, Falls Church, VA 22043, tax map 039-4-01-0219, Providence District, (agent: Pedram Foushanji, Gilkar Design & Build, 6201 Bernard Ave., Alexandria, VA 22310).

Rezoning Applications Accepted

RZ-2023-MA-00001 (Accepted 01/12/23) - Insight Property Group Rezoning (Insight Property Group, LLC); application to rezone 6.8 acres from C-6 to PRM for development of mixed-use multi-family apartment building, located at 4251 John Marr Drive, Annandale, VA 22003, tax map 071-1-01-0103-A1, Mason District, (agent: Mike Van Atta, McGuireWoods, 1750 Tysons Blvd., Tysons, VA 22102, (703) 712-5335).

Special Exception Applications Accepted

SE-2023-DR-00001 (Accepted 01/11/23) - Federal Realty OP LP Special Exception (Federal Realty OP LP); for a special exception for a waiver for increase in sign area on .4241 acres zoned C-6, located at 6246 Old Dominion Drive, McLean, VA 22101, tax map 031-3-01-0112-B, Dranesville District, (agent: Mike Van Atta, McGuireWoods, 1750 Tysons Blvd., Tysons, VA 22102, (703) 712-5335).

SE-2023-FR-00003 (Accepted 01/12/23) - Ana Villatoro Day Care Special Exception (Ana Villatoro, 8020 Ashboro Drive, Alexandria, VA 22309-1306, (571) 241-4658; for a special exception for a residential home to turn into a day care center for 30 children max on .2691 acres zoned R-3, located at 8020 Ashboro Drive, Alexandria, VA 22309, tax map 101-1-03-0156, Springfield District.

SE-2023-MV-00002 (Accepted 01/11/23) - Brilliant Learners Early Learning Center Special Exception (Brilliant Learners Early Learning Center); for a special exception to open a daycare center for less than 100 children on .4834 acres zoned R-4, located at 2704 Beacon Hill Road, Alexandria, VA 22306, tax map 093-1-01-0080, Mount Vernon District, (agent: Alex Garcia, 4220 Corcoran Street, Alexandria, VA 22309, (571) 829-5659).

Real Estate Transactions of Interest January 1 through 11, 2023

Commercial/Land

Jefferson International Investments, LLC, to Metropool Holding, LLC, 1146 Walker Road, Unit G, Great Falls, VA 22066; sale on 01/03/23 of Condo Unit(s) G, Block 46, Phase 1, Leigh Corners Condominium, improved, commercial, zoned Commercial with Residential/Apartment Zoning, at 1146 Walker Road, Unit G, Great Falls, VA, 22066, Dranesville District #1 Transportation, 1,023 finished sq. ft., 1-story office condo, built in 1986; land assessed in 2022 at \$58,310, improvements assessed at \$233,250, total 2022 assessment is \$291,560 (\$360,000 trust with Bank of Clarke County), tax map 012-4-1646-G; \$450,000 (27827/0779).

Qualified Opportunity Fund, LLC, to NS Retail Holdings, LLC, 2021 McKinney Avenue, Suite 1150, Dallas, TX 75201; sale on 01/03/23 of Lot 13, Apple Grove, 20,235.00 sq. ft., improved, commercial, zoned C-8, at 8209 Watson Street, McLean, VA, 22102, Providence Dulles East Transportation Tysons District, 33,474 finished

The FAIRFAX Newsletter

sq. ft., 1-story promotional center, built in 1978; land assessed in 2022 at \$1,719,980, improvements assessed at \$10,936,720, total 2022 assessment is \$12,656,700, Parcel , Tysons Corner, 33,583.00 sq. ft., improved, commercial, zoned C-8, at 1983 Chain Bridge Road, McLean, VA, 22102, Providence Dulles East Transportation Tysons District, 33,474 finished sq. ft., 1-story promotional center, built in 1978; land assessed in 2022 at \$2,854,560, Parcel , Tysons Corner, 12,266.00 sq. ft., improved, commercial, zoned C-8, at 1991 Chain Bridge Road, McLean, VA, 22102, Providence Dulles East Transportation Tysons District, 33,474 finished sq. ft., 1-story promotional center, built in 1978; land assessed in 2022 at \$1,042,610, tax map 029-3-01-0082, 029-3-01-0079, 029-4-02-0013; \$20,774,097 (27827/0228).

Reston Zoo, LLC, to Nova Wild, LLC, 1228 Hunter Mill Road, Vienna, VA 22182; sale on 01/03/23 of Parcel B-1, The Hunt at Lake Fairfax, 11.87 acres, improved, commercial, zoned PDH-1, at 1228 Hunter Mill Road, Vienna, VA, 22182, Hunter Mill District, zoo; land assessed in 2022 at \$729,000, improvements assessed at \$67,260, total 2022 assessment is \$796,260, Parcel B-2, The Hunt at Lake Fairfax, improved, commercial, zoned PDH-1, at and near 1228 Hunter Mill Road, Vienna, VA, 22182, Hunter Mill District, zoo, details not available; (\$4,500,000 trust with Reston Zoo, LLC), tax map 018-1-09-B2, 018-1-09-B1; \$2,172,675 (27827/0520).

Akarra Holdings, LLC, to Anissa Holdings, LLC, 12813 Night Owl Court, Bristow, VA 20136; sale on 01/06/23 of Lot 1-A, DD South Retail, LC, 70,696.00 sq. ft., improved, commercial, zoned PDC, at 3460 Historic Sully Way, Chantilly, VA, 20151, Sully District #2 Rt. 28 Transportation, 11,968 finished sq. ft., 1-story nursery school, built in 2016; land assessed in 2022 at \$2,120,880, improvements assessed at \$3,158,520, total 2022 assessment is \$5,279,400 (\$5,589,000 trust with Mainstreet Bank), tax map 034-2-01-0001C; \$6,900,000 (27828/1279).

Prospect Medical, LLC, to Black Sapphire, LLC, 3701 Maple Hill Road, Fairfax, VA 22033; sale on 01/06/23 of Condo Unit(s) 322, Building 3, Merriion Centre Office Condominium, improved, commercial, zoned C-3, at 4200 Evergreen Lane, Unit 322, Annandale, VA, 22003, Mason Transportation District, 1,053 finished sq. ft., 1-story office condo, built in 1988; land assessed in 2022 at \$48,440, improvements assessed at \$193,750, total 2022 assessment is \$242,190 (\$231,700 trust with Bank of America, N.A.), tax map 071-1-38-0322; \$290,000 (27829/0798).

J. Christopher Durr, Jr. and Susan M. Alexander, Trustees of the J. Christopher Durr, Jr. and Susan M. Alexander Trust, to Integrity Holdings, LLC, 3626 Davis Street, NW, Washington, DC 20007; sale on 01/09/23 of

Condo Unit(s) 112, Building 1, Merriion Centre Office Condominium, improved, commercial, zoned C-3, at 4216 Evergreen Lane, Unit 112, Annandale, VA, 22003, Mason Transportation District, 1,086 finished sq. ft., 1-story office condo, built in 1987; land assessed in 2022 at \$46,700, improvements assessed at \$186,790, total 2022 assessment is \$233,490, tax map 071-1-38-0112; \$220,000 (27830/0500).

Next Generation-Stone Creek LLC, to LLE Group, Inc., 4300 Prince William Parkway, Woodbridge, VA 22192; sale on 01/11/23 of Parcel F-1, Phase 2, Sully Station, 46,794.00 sq. ft., improved, commercial, zoned PDH-4, at 5803 Stone Creek Drive, Centreville, VA, 20120, Sully District #2 Transportation, 6,260 finished sq. ft., 1-story child care center, built in 1997; land assessed in 2022 at \$584,930, improvements assessed at \$835,190, total 2022 assessment is \$1,420,120, tax map 054-1-17-F1; \$1,035,000 (27831/0654).

Next Generation-Sully Station II, LLC, to LLE Group, Inc., 4300 Prince William Parkway, Woodbridge, VA 22102; sale on 01/11/23 of Parcel G-1, Phase 2, Sully Station, 47,682.00 sq. ft., improved, commercial, zoned PDH-4, at 5081 Stone Creek Drive, Centreville, VA, 20120, Sully District #2 Transportation, 6,260 finished sq. ft., 1-story child care center, built in 1997; land assessed in 2022 at \$596,030, improvements assessed at \$773,060, total 2022 assessment is \$1,369,090; tax map 054-1-17-G1; \$2,685,000 (27831/0590).

Residential/Lots

Eulogio E. Manuel, Jr. and Dionisia L. Manuel, to 7515 Magarity, LLC, 2803 Maple Lane, Fairfax, VA 22031; sale on 01/03/23 of Lot 406, Section 6, Pimmit Hills Subdivision, 10,075.00 sq. ft., improved, resid. condo, zoned R-4, at 7515 Magarity Road, Falls Church, VA, 22043, Dranesville District #1, 2,900 finished sq. ft., 1-story SFD with 5 bedrooms, 3 bathrooms, built in 1953, addition in 2001; land assessed in 2022 at \$325,000, improvements assessed at \$429,400, total 2022 assessment is \$754,400, tax map 030-3-03-0406; \$652,000 (27827/0379).

Applied Technology Group, Inc., to Quality Estates, LLC, 6035 Kathmoor Drive, Alexandria, VA 22310; sale on 01/04/23 of Lot 100A, Section 5, Huntington, 5,428.00 sq. ft., improved, duplex, zoned C-5, at 5730 Biscayne Drive, Alexandria, VA, 22303, Mt. Vernon District #2A, 1,350 finished sq. ft., 2-story duplex with 2 bedrooms, 1 bathroom, built in 1948; land assessed in 2022 at \$174,000, improvements assessed at \$283,050, total 2022 assessment is \$457,050, Lot 100B, Section 5, Huntington, 4,213.00 sq. ft., improved, duplex, zoned C-5, at 2401 Huntington

The FAIRFAX Newsletter

Avenue, Alexandria, VA, 22303, Mt. Vernon District #2A, 1,350 finished sq. ft., 2-story duplex with 2 bedrooms, 1 bathroom, built in 1948; land assessed in 2022 at \$174,000, improvements assessed at \$274,230, total 2022 assessment is \$448,230 (\$650,000 trust with Applied Technology Group), tax map 083-1-09-0100B, 0831-09-0100A; \$750,000 (27827/1336).

Nancy J. Marley, Trustee of the Nancy J. Marley Revocable Living Trust, to 402 Marshall, LLC, 2803 Maple Lane, Fairfax, VA 22031; sale on 01/05/23 of Lot 2024, Section 9, Vienna Woods, 11,009.00 sq. ft., improved, SFD, zoned RS-10, at 402 Marshall Road, SW, Vienna, VA, 22180, Hunter Mill Town of Vienna District, 2,077 finished sq. ft., 1-story Astor model SFD with 2 bathrooms, built in 1959; land assessed in 2022 at \$351,000, improvements assessed at \$328,990, total 2022 assessment is \$679,990, tax map 048-2-03-2024; \$730,000 (27828/0751).

Anna Marion Endler, to Merion Homes Pimmit, LLC, 8100 Old Dominion Drive, Suite G, McLean, VA 22102; sale on 01/06/23 of Lot 8, Section 7, Pimmit Hills Subdivision, 11,900.00 sq. ft., improved, SFD, zoned R-4, at 1743 Pimmit Drive, Falls Church, VA, 22043, Dranesville District #1, 2,097 finished sq. ft., 1-story SFD with 3 bedrooms, 1 bathroom, built in 1954, addition in 2002; land assessed in 2022 at \$326,000, improvements assessed at \$367,510, total 2022 assessment is \$693,510 (\$1,165,000 trust with United Bank), tax map 030-3-04-0008; \$640,000 (27828/1794).

Brookfield Holdings (North Hill), LLC, to K. Hovnanian at North Hill, LLC, 4090-A Lafayette Center Drive, Chantilly, VA 20151; sale on 01/06/23 of Lot 29, The Towns at North Hill, 1,575.00 sq. ft., vacant, TH, zoned PDH-20, at 7257 Mountaineer Drive, Alexandria, VA, 22306, Mt. Vernon District #1, land assessed in 2022 at \$215,000, Lot 30, The Towns at North Hill, 1,200.00 sq. ft., vacant, TH, zoned PDH-20, at 7255 Mountaineer Drive, Alexandria, VA, 22306, Mt. Vernon District #1, land assessed in 2022 at \$210,000, Lot 31, The Towns at North Hill, 1,200.00 sq. ft., vacant, TH, zoned PDH-20, at 7253 Mountaineer Drive, Alexandria, VA, 22306, Mt. Vernon District #1, land assessed in 2022 at \$210,000, Lot 32, The Towns at North Hill, 1,200.00 sq. ft., vacant, TH, zoned PDH-20, at 7251 Mountaineer Drive, Alexandria, VA, 22306, Mt. Vernon District #1, land assessed in 2022 at \$210,000, Lot 33, The Towns at North Hill, 1,200.00 sq. ft., vacant, TH, zoned PDH-20, at 7249 Mountaineer Drive, Alexandria, VA, 22306, Mt. Vernon District #1, land assessed in 2022 at \$210,000, Lot 34, The Towns at North Hill, 1,200.00 sq. ft., vacant, TH, zoned PDH-20, at 7247 Mountaineer Drive, Alexandria, VA, 22306, Mt. Vernon District #1, land assessed in 2022 at \$210,000, Lot 35, The

Towns at North Hill, 1,200.00 sq. ft., vacant, TH, zoned PDH-20, at 7245 Mountaineer Drive, Alexandria, VA, 22306, Mt. Vernon District #1, land assessed in 2022 at \$210,000, Lot 36, The Towns at North Hill, 1,200.00 sq. ft., vacant, TH, zoned PDH-20, at 7243 Mountaineer Drive, Alexandria, VA, 22306, Mt. Vernon District #1, land assessed in 2022 at \$210,000, Lot 37, The Towns at North Hill, 1,200.00 sq. ft., vacant, TH, zoned PDH-20, at 7241 Mountaineer Drive, Alexandria, VA, 22306, Mt. Vernon District #1, land assessed in 2022 at \$210,000, Lot 38, The Towns at North Hill, 1,575.00 sq. ft., vacant, TH, zoned PDH-20, at 7239 Mountaineer Drive, Alexandria, VA, 22306, Mt. Vernon District #1, land assessed in 2022 at \$215,000, Lot 134, The Towns at North Hill, 1,400.00 sq. ft., vacant, TH, zoned PDH-20, at 2831 Hokie Lane, Alexandria, VA, 22306, Mt. Vernon District #1, land assessed in 2022 at \$215,000, Lot 135, The Towns at North Hill, 1,120.00 sq. ft., vacant, TH, zoned PDH-20, at 2829 Hokie Lane, Alexandria, VA, 22306, Mt. Vernon District #1, land assessed in 2022 at \$210,000, Lot 136, The Towns at North Hill, 1,120.00 sq. ft., vacant, TH, zoned PDH-20, at 2827 Hokie Lane, Alexandria, VA, 22306, Mt. Vernon District #1, land assessed in 2022 at \$210,000, Lot 137, The Towns at North Hill, 1,120.00 sq. ft., vacant, TH, zoned PDH-20, at 2825 Hokie Lane, Alexandria, VA, 22306, Mt. Vernon District #1, land assessed in 2022 at \$210,000, Lot 138, The Towns at North Hill, 1,120.00 sq. ft., vacant, TH, zoned PDH-20, at 2823 Hokie Lane, Alexandria, VA, 22306, Mt. Vernon District #1, land assessed in 2022 at \$210,000, Lot 139, The Towns at North Hill, 1,400.00 sq. ft., vacant, TH, zoned PDH-20, at 2821 Hokie Lane, Alexandria, VA, 22306, Mt. Vernon District #1, land assessed in 2022 at \$215,000, tax map 093-3-32-0038, 093-3-32-0037, 093-3-32-0036, 093-3-32-0035, 093-3-32-0139, 093-3-32-0034, 093-3-32-0138, 093-3-32-0033, 0933-32-0137 0933-32-0032 0933-32-0136 0933-32-0029 093-3-32-0031, 093-3-32-0135, 093-3-32-0030, 093-3-32-0134; \$2,911,490 (27829/0338).

Gloria Carmona, et al, heirs of the Estate of Elizabeth Howe, to A.R. Design Group, Inc., 929 W. Broad Street, Suite 249, Falls Church, VA 22046; sale on 01/06/23 of Lot 13, Section 2, Woodside Estates, 63,144.00 sq. ft., improved, SFD, zoned R-1, at 1290 Berry Place, McLean, VA, 22102, Dranesville District #1A, 2,244 finished sq. ft., 1-story SFD with 2 bedrooms, 1 full bathroom, 2 half bathrooms, built in 1953; land assessed in 2022 at \$896,000, improvements assessed at \$241,800, total 2022 assessment is \$1,137,800 (\$2,805,148 line of credit with Sandy Spring Bank), tax map 019-4-09-0013; \$1,475,000 (27829/0978).

Philip D. Mento and Lynn H. Mento, Trustees of the Mento Family Trust, to Green Valley Homes, LLC, 3905

The FAIRFAX Newsletter

Railroad Avenue, Suite 201N, Fairfax, VA 22030; sale on 01/06/23 of Lot 46, Section 3, Salona Village, 18,950.00 sq. ft., improved, SFD, zoned R-2, at 1428 Waggaman Circle, McLean, VA, 22101, Dranesville District #1A, 4,656 finished sq. ft., 1-story plus attic SFD with 4 bedrooms, 3 bathrooms, built in 1955; land assessed in 2022 at \$499,000, improvements assessed at \$558,770, total 2022 assessment is \$1,057,770 (\$2,398,000 trust with Founders Bank), tax map 030-2- 17-0046; \$1,350,000 (27828/1760).

Boulevard VI Development, LLC, to NVR, Inc., 3926 Pender Drive, Suite 300, Fairfax, VA 22030; sale on 01/09/23 of Lot 16, Paul VI Subdivision, vacant, TH, zoned Planned Development Mixed Use, at Panther Alley, Fairfax, VA, 22030, not yet individually assessed, Lot 17, Paul VI Subdivision, vacant, TH, zoned Planned Development Mixed Use, at Panther Alley, Fairfax, VA, 22030, not yet individually assessed, Lot 18, Paul VI Subdivision, vacant, TH, zoned Planned Development Mixed Use, at Panther Alley, Fairfax, VA, 22030, not yet individually assessed, Lot 19, Paul VI Subdivision, vacant, TH, zoned Planned Development Mixed Use, at Panther Alley, Fairfax, VA, 22030, not yet individually assessed, Lot 20, Paul VI Subdivision, vacant, TH, zoned Planned Development Mixed Use, at Panther Alley, Fairfax, VA, 22030, not yet individually assessed, tax map 57-1-39-01-020, 57-1-39-01-019, 57-1-39-01-018, 57-1-39-01-017, 57-1-39-01-016; \$2,282,140 (27829/1297).

Brian R. Hill, to Anchor Homes, LLC, 6862 Elm Street, Suite 100, McLean, VA 22101; sale on 01/09/23 of Lot 32, Section 1, Devon Park, 10,560.00 sq. ft., improved, SFD, zoned R-3, at 1934 Beaver Lane, McLean, VA, 22101, Dranesville District #1A, 2,216 finished sq. ft., 1-story SFD with 1.5 bathrooms, built in 1958; land assessed in 2022 at \$440,000, improvements assessed at \$367,760, total 2022 assessment is \$807,760, tax map 040-2-26-0032; \$905,000 (27830/0610).

New Home Sales

Beazer Homes, LLC, to Abhinandan Surapaneni and Sruti Chowdary Tummala, 13705 Wineberry Terrace, Herndon, VA 20171; sale on 01/03/23 of Lot 23, Towns at Carters Grove, 1,908.00 sq. ft., improved, TH, zoned PDH-5, at 13705 Wineberry Terrace, Herndon, VA, 20171, Dranesville District, 2,176 finished sq. ft., 2-story Alexander model TH with 4 bedrooms, 3.5 bathrooms, built in 2022; land assessed in 2022 at \$209,000, improvements assessed at \$544,860, total 2022 assessment is \$753,860 (\$719,911 trust with Atlantic Coast Mortgage, LLC), tax map 024-2-13-0023; \$799,990 (27827/0189).

Christopher at McConnell Manor, LLC, to Cristina Bacon and Gibril I. Kamara, 6229 McConnell Lane, Springfield, VA 22152; sale on 01/03/23 of Lot 26B, Unit 1, Fairfax Park Subdivision, 0.69 acres, improved, SFD, zoned R-3, at 6229 McConnell Lane, Springfield, VA, 22152, Springfield District, 4,999 finished sq. ft., 2-story Vermeer model SFD with 6 bedrooms, 6.5 bathrooms, built in 2023; land assessed in 2022 at \$270,000, improvements assessed at \$250,110, total 2022 assessment is \$520,110 (\$1,576,910 trust with First Heritage Mortgage, LLC), tax map 079-3-04-0026B; \$1,664,435 (27827/0670).

IHMW Fair Lakes, LLC, to Nicholas Sim and Bobae Lee, 12557 Todd Lane, Fairfax, VA 22033; sale on 01/03/23 of Lot 101, Fair Lakes Residential, 1,815.00 sq. ft., improved, TH, zoned PDC, at 12557 Todd Lane, Fairfax, VA, 22033, Springfield District #10, 1,680 finished sq. ft., 2-story Dogwood model TH with 3 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2022; land assessed in 2022 at \$195,000 (\$834,760 trust with First Heritage Mortgage, LLC), tax map 045-4-21-0101; \$878,695 (27826/1968).

NVR, Inc., to Joon Yung Park and Hea Kyung Huh, 14057 Sunrise Valley Drive, Herndon, VA 20171; sale on 01/03/23 of Condo Unit(s) 9B, Phase 2, Foster's Glen Condominium, improved, resid. condo, zoned PDH-30, at 14057 Sunrise Valley Drive, Herndon, VA, 20171, Sully District, 2,070 finished sq. ft., 2-story Picasso model condo with 3 bedrooms, 2.5 bathrooms, built in 2022; land assessed in 2022 at \$121,000, improvements assessed at \$482,840, total 2022 assessment is \$603,840 (\$275,000 trust with NVR Mortgage Finance, Inc.), tax map 024-2-12-0040; \$624,990 (27827/0212).

NVR, Inc., to Gifford Young, 2709 Velocity Road, Herndon, VA 20171; sale on 01/03/23 of Condo Unit(s) 21M, Phase 4, Foster's Glen Condominium, improved, resid. condo, zoned PDH-30, at 2709 Velocity Road, Herndon, VA, 20171, Sully District, 2,084 finished sq. ft., 2-story Picasso model condo with 3 bedrooms, 2.5 bathrooms, built in 2022; improvements assessed in 2022 at \$423,090 (\$534,990 trust with NVR Mortgage Finance, Inc.), tax map 024-2-12- 0070; \$634,990 (27827/0231).

Potomac Legacy Homes, LLC, to Alan David Marrus and Iris Lynn Marrus, 10510 Cedar Avenue, Fairfax, VA 22030; sale on 01/03/23 of Lot 125-B, 0.62 acres, improved, SFD, zoned Residential Medium, at 10510 Cedar Avenue, Fairfax, VA, 22030, 2,056 finished sq. ft., 2-story Colonial model SFD with 4 bedrooms, 2.5 bathrooms, built in 1925; land assessed in 2022 at \$500,000, improvements assessed at \$374,200, total 2022 assessment is \$874,200 (\$700,000 trust with JPMorgan Chase Bank), tax map 57-2-02-125 B; \$1,577,284 (27827/0461).

The FAIRFAX Newsletter

The Evergreene Companies, LLC, to Shawn S. and Christina M. Dawson, 1201 Ross Drive, SW, Vienna, VA 22180; sale on 01/03/23 of Lot 2342, Section 13, Vienna Woods, 12,568.00 sq. ft., improved, SFD, zoned RS-10, at 1201 Ross Drive, SW, Vienna, VA, 22180, Hunter Mill Town of Vienna District, 4,103 finished sq. ft., 2-story Poplar 3.0 model SFD with 5 bedrooms, 4.5 bathrooms, built in 2022; land assessed in 2022 at \$351,000, improvements assessed at \$122,560, total 2022 assessment is \$473,560 (\$1,328,680 trust with Guaranteed Rate, Inc.), tax map 048-2-03-2342; \$1,660,850 (27827/0108).

IDI Flats at Boulevard VI, LC, to Erika Chen, James Park and Hsiu Wen Chen, 10755 Fairgrounds Drive, Unit 335, Fairfax, VA 22030; sale on 01/04/23 of Condo Unit(s) 335, Phase 2, The Flats at Boulevard VI, improved, resid. condo, zoned Planned Development Mixed Use, at 10755 Fairgrounds Drive, Unit 335, Fairfax, VA, 22030, 793 finished sq. ft., 1-story condo with 1 bedroom, 1.5 bathrooms, built in 2022; not yet individually assessed in 2022 (\$250,566 trust with George Mason Mortgage, LLC), tax map 57-1-39-335; \$417,610 (27828/0144).

IDI Flats at Boulevard VI, LC, to Nancy E. Wood, Trustee of the Nancy W. Wood Trust, 10755 Fairgrounds Drive, Unit 334, Fairfax, VA 22030; sale on 01/04/23 of Condo Unit(s) 334, Phase 2, The Flats at Boulevard VI, improved, resid. condo, zoned Planned Development Mixed Use, at 10755 Fairgrounds Drive, Unit 334, Fairfax, VA, 22030, 1,064 finished sq. ft., 1-story condo with 2 bedrooms, 2 bathrooms, built in 2022; not yet individually assessed in 2022 (\$447,137 trust with McLean Mortgage Corporation), tax map 57-1-39-334; \$550,260 (27827/1735).

IDI Flats at Boulevard VI, LC, to Mark E. Hagerman and Jennifer M. Hagerman, 10755 Fairgrounds Drive, Unit 337, Fairfax, VA 22030; sale on 01/04/23 of Condo Unit(s) 337, Phase 2, The Flats at Boulevard VI, improved, resid. condo, zoned Planned Development Mixed Use, at 10755 Fairgrounds Drive, Unit 337, Fairfax, VA, 22030, 1,321 finished sq. ft., 1-story condo with 2 bedrooms, 2 bathrooms, built in 2022; not yet individually assessed in 2022 (\$629,958 trust with Rocket Mortgage, LLC), tax map 57-1-39-337; \$662,930 (27827/1991).

Lawter Homes, Inc., to Edward L. Laslett and April Hsin Chang, 11604 Lawter Lane, Clifton, VA 20124; sale on 01/04/23 of Lot 4-A, Wolf Run Shoals, 5.01 acres, improved, SFD, zoned RC, at 11604 Lawter Lane, Clifton, VA, 20124, Springfield District, 3,682 finished sq. ft., 2-story SFD with 5 bedrooms, 4.5 bathrooms, built in 2022; land assessed in 2022 at \$521,000, improvements assessed at \$613,900, total 2022 assessment is \$1,134,900 (\$1,237,000 trust with McLean Mortgage Corporation), tax map 095-4-09-0004A; \$1,760,614 (27827/1553).

IDI Flats at Boulevard VI, LC, to Muhammad Asif Sipra, 44651 Danvers Terrace, Ashburn, VA 20147; sale on 01/05/23 of Condo Unit(s) 237, Phase 2, The Flats at Boulevard VI, improved, resid. condo, zoned Planned Development Mixed Use, at 10755 Fairgrounds Drive, Unit 237, Fairfax, VA, 22030, 1,321 finished sq. ft., 1-story condo with 2 bedrooms, 2 bathrooms, built in 2022; not yet individually assessed, tax map 57-1-39-237; \$624,930 (27828/1154).

IHMW Fair Lakes, LLC, to Heriberto and Lucia Quiroga, 12553 Todd Lane, Fairfax, VA 22033; sale on 01/05/23 of Lot 99, Fair Lakes Residential, 1,370.00 sq. ft., improved, TH, zoned PDC, at 12553 Todd Lane, Fairfax, VA, 22033, Springfield District #10, 1,940 finished sq. ft., 2-story Persimmon model TH with 3 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2022; land assessed in 2022 at \$195,000, improvements assessed at \$628,000, total 2022 assessment is \$823,000 (\$753,214 trust with First Heritage Mortgage, LLC), tax map 045-4-21-0099; \$941,518 (27828/1362).

New Dimansions, Inc., to Tiffany and Debon Lewis, 3428 Woodburn Road, Annandale, VA 22003; sale on 01/05/23 of Lot 1, Demarco Property, 20,197.00 sq. ft., improved, SFD, zoned R-3, at 3428 Woodburn Road, Annandale, VA, 22003, Providence District, 6,657 finished sq. ft., 2-story McLean Hamlet model SFD with 6 bedrooms, 5.5 bathrooms, built in 2022; land assessed in 2022 at \$265,000, improvements assessed at \$1,087,620, total 2022 assessment is \$1,352,620 (\$1,180,000 trust with United Wholesale Mortgage, LLC), tax map 059-1-30-0001; \$1,475,000 (27828/0656).

Stanley Martin Homes, LLC, to Ayida Goitom, 1675 Bandit Loop, Unit 108D, Reston, VA 20190; sale on 01/05/23 of Condo Unit(s) 108B, Phase 2, The Flats at Tall Oaks Condominium, improved, resid. condo, zoned PDH-30, at 1675 Bandit Loop, Unit 108B, Reston, VA, 20190, Hunter Mill District #5, 813 finished sq. ft., 1-story Anne ADU model condo with 2 bedrooms, 1 bathroom, built in 2022; land assessed in 2022 at \$19,400, improvements assessed at \$174,590, total 2022 assessment is \$193,990 (\$166,862 trust with CMG Home Loans), tax map 017-2-44-0108B; \$193,993 (27828/0772).

1521 Spring Vale, LLC, to Amir Reza Tabdili Azar and Samira Diana Bamasi, 848 Saigon Road, McLean, VA 22102; sale on 01/06/23 of Lot 2, Saigon, 1.11 acres, improved, SFD, zoned R-1, at 848 Saigon Road, McLean, VA, 22102, Dranesville District #1A, 9,615 finished sq. ft., 2-story custom model SFD with 6 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2022; land assessed in 2022 at \$793,000, improvements assessed at \$2,405,550, total 2022 assessment is \$3,198,550 (\$2,493,750 trust with

The FAIRFAX Newsletter

First Savings Mortgage Corporation), tax map 021-3-06-0002; \$3,325,000 (27829/0757).

3411 Hill, LLC, to Paul Bolaji and Jacquesline Bolaji, 3413 Hill Street, Fairfax, VA 22030; sale on 01/06/23 of Lot 32A, Section 4, Fairfax Acres, 0.25 acres, improved, SFD, zoned Residential Medium, at 3413 Hill Street, Fairfax, VA, 22030, 3,946 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2022; land assessed in 2022 at \$253,800 (\$970,000 trust with First Home Mortgage Corporation), tax map 47-3-07-032A; \$1,409,157 (27829/1153).

K. Hovnanian at North Hill, LLC, to Nancy Lowe Fru, 2812 Dart Drive, Alexandria, VA 22306; sale on 01/06/23 of Lot 22, The Towns at North Hill, 1,176.00 sq. ft., improved, TH, zoned PDH-20, at 2812 Dart Drive, Alexandria, VA, 22306, Mt. Vernon District #1, 1,548 finished sq. ft., 2-story plus attic Earlham model TH with 3 bedrooms, 3.5 bathrooms, built in 2022; land assessed in 2022 at \$215,000, improvements assessed at \$434,270, total 2022 assessment is \$649,270 (\$670,000 trust with First National Bank of Pennsylvania), tax map 093-3-32-0022; \$650,000 (27829/0411).

Alabama Avenue, L.C., to Joseph and Sarah Carzo, 7954 Bolling Drive, Alexandria, VA 22308; sale on 01/09/23 of Lot 172 and part of Lot 171, Wellington Estates, 12,835.00 sq. ft., improved, SFD, zoned R-2, at 7954 Bolling Drive, Alexandria, VA, 22308, Mt. Vernon District #1, 2,806 finished sq. ft., 1.5-story SFD with 4 bedrooms, 4 bathrooms, built in 1947, addition in 2022; land assessed in 2022 at \$335,000, improvements assessed at \$358,280, total 2022 assessment is \$693,280 (\$1,065,495 trust with Atlantic Bay Mortgage Group, LLC), tax map 102-2-12-0172; \$1,255,000 (27829/1488).

NVR, Inc., to Abdennabi Hanane and Hayat Belattaria, 2688 Velocity Road, Unit 35E, Herndon, VA 20171; sale on 01/09/23 of Condo Unit(s) 35E, Phase 5, Foster's Glen Condominium, improved, resid. condo, zoned PDH-5, at 2688 Velocity Road, Herndon, VA, 20171, Sully District, 1,824 finished sq. ft., 2-story Matisse ADU model condo with 3 bedrooms, 2.5 bathrooms, built in 2022; land assessed in 2022 at \$24,570, improvements assessed at \$221,110, total 2022 assessment is \$245,680 (\$195,682 trust with Fairway Independent Mortgage Corporation), tax map 024-2-12-0079; \$245,682 (27829/1595).

Pulte Home Company, LLC, to Rajiv and Vandana Shah, 4636 Wood Glen Road, Fairfax, VA 22032; sale on 01/09/23 of Lot 35A, Lands of Braddock Mason Development Corporation, 6,488.00 sq. ft., improved, SFD, zoned PDH-5, at 4636 Wood Glen Road, Fairfax, VA, 22032, Braddock District, 3,128 finished sq. ft., 2-story Chestnut model SFD with 5 bedrooms, 4 bathrooms, built in 2022; land assessed in 2022 at \$299,000, improvements

assessed at \$983,130, total 2022 assessment is \$1,282,130, tax map 068-2-13-0035A; \$1,356,764 (27830/0121).

Stanley Martin Homes, LLC, to Matthew Andrew-Thomas Seitz and Patricia Hope Seitz, 13514 Sayward Boulevard, Unit 97, Herndon, VA 20171; sale on 01/09/23 of Condo Unit(s) 97, Phase 4, Liberty Park Condominium, improved, resid. condo, zoned PDC, at 13514 Sayward Boulevard, Herndon, VA, 20171, Dranesville District, 1,572 finished sq. ft., 2-story Tessa model condo with 2 bedrooms, 2.5 bathrooms, built in 2022; land assessed in 2022 at \$39,460, improvements assessed at \$355,140, total 2022 assessment is \$394,600 (\$315,680 trust with Fairway Independent Mortgage Corporation), tax map 016-3-28-0097; \$394,600 (27829/2039).

Stanley Martin Homes, LLC, to Gregory Duflo, 1669 Bandit Loop, Unit 308A, Reston, VA 20190; sale on 01/10/23 of Condo Unit(s) 308A, Phase 1, The Flats at Tall Oaks Condominium, improved, resid. condo, zoned PDH-30, at 1669 Bandit Loop, Unit 308A, Reston, VA, 20190, Hunter Mill District #5, 813 finished sq. ft., 1-story Barton model condo with 2 bedrooms, 1 bathroom, built in 2022; improvements assessed in 2022 at \$409,050 (\$409,200 trust with First Heritage Mortgage, LLC), tax map 017-2-44-0308A; \$400,000 (27830/1014).

MS-Shreve, LLC, to Ross McIntosh and Nicole Barcikowski, 2519 Remington Street, Falls Church, VA 22046; sale on 01/11/23 of Lot 6, Aylor Estates, 11,319.00 sq. ft., improved, SFD, zoned R-3, at 2519 Remington Street, Falls Church, VA, 22046, Providence District #1, 6,078 finished sq. ft., 2-story Birch Elev. 3 model SFD with 5 bedrooms, 5.5 bathrooms, built in 2022; land assessed in 2022 at \$401,000, improvements assessed at \$1,245,100, total 2022 assessment is \$1,646,100 (\$2,000,000 trust with Craig W. Ellis and Robin L. Ellis), tax map 040-3-44-0006; \$2,217,320 (27831/1192).

Midline Associates, LLC, to Alireza Mofidi and Farzaneh Dolati, 11238 Faraday Park Drive, Reston, VA 20190; sale on 01/11/23 of Lot 30, Block 1, Midline Subdivision, 752.00 sq. ft., improved, TH, zoned PRM, at 11238 Faraday Park Drive, Reston, VA, 20190, Hunter Mill District #5, 1,648 finished sq. ft., 3-story Anderson model TH with 3 bedrooms, 3.5 bathrooms, built in 2022; land assessed in 2022 at \$312,000, improvements assessed at \$716,670, total 2022 assessment is \$1,028,670 (\$715,176 trust with M&T Bank), tax map 017-4-39-01-0030; \$1,028,670 (27831/1109).

NVR, Inc., to Webshtet Tesfaye Bekele and Abyot Gebru Abiza, 2682 Velocity Road, Herndon, VA 20171; sale on 01/11/23 of Condo Unit(s) 36C, Phase 5, Foster's Glen Condominium, improved, resid. condo, zoned PDH-5, at 2682 Velocity Road, Herndon, VA, 20171, Sully District, 1,824 finished sq. ft., 2-story Matisse model condo

The FAIRFAX Newsletter

with 3 bedrooms, 2.5 bathrooms, built in 2022; land assessed in 2022 at \$24,570, improvements assessed at \$221,110, total 2022 assessment is \$245,680 (\$235,682 trust with NVR Mortgage Finance, Inc.), tax map 024-2 -12 0077; \$245,682 (27831/0752).

NVR, Inc., to Saudia Ferouz and Salma Ferouz, 13953 Airfoil Road, Herndon, VA 20171; sale on 01/11/23 of Lot 100A, Foster's Glen, 1,774.00 sq. ft., improved, TH, zoned PDH-5, at 13953 Airfoil Road, Herndon, VA, 20171, Sully District, 2,520 finished sq. ft., 2-story Strauss model TH with 4 bedrooms, 3.5 bathrooms, built in 2022; land assessed in 2022 at \$263,000, improvements assessed at \$422,100, total 2022 assessment is \$685,100, tax map 024-2-11-0100A; \$782,320 (27831/0160).

NVR, Inc., to Samiuddin and Tamana Burhan, 2696 Velocity Road, Herndon, VA 20171; sale on 01/11/23 of Condo Unit(s) 33J, Phase 5, Foster's Glen Condominium, improved, resid. condo, zoned PDH-5, at 2696 Velocity Road, Herndon, VA, 20171, Sully District, 1,816 finished sq. ft., 2-story Matisse ADU model condo with 3 bedrooms, 2.5 bathrooms, built in 2022; land assessed in 2022 at \$24,850, improvements assessed at \$223,690, total 2022 assessment is \$248,540 (\$198,834 trust with NVR Mortgage Finance, Inc.), tax map 024-2-12-0083; \$248,543 (27831/0044).-

Stanley Martin Homes, LLC, to Fatemeh Alikahi, 1675 Bandit Loop, Unit 208B, Reston, VA 20190; sale on 01/11/23 of Condo Unit(s) 208B, Phase 2, The Flats at Tall Oaks Condominium, improved, resid. condo, zoned PDH-30, at 1675 Bandit Loop, Unit 208B, Reston, VA, 20190, Hunter Mill District #5, 813 finished sq. ft., 1-story Anne ADU model condo with 2 bedrooms, 1 bathroom, built in 2022; land assessed in 2022 at \$18,870, improvements assessed at \$169,860, total 2022 assessment is \$188,730 (\$169,854 trust with Fairway Independent Mortgage Corporation), tax map 017-2-44-0208B; \$188,727 (27831/0415).

Toll Mid-Atlantic LP Company, Inc., to Veeral and Kirti Gosalia, 1228 Riley Preserve Court, Great Falls, VA 22066; sale on 01/11/23 of Lot 62, Section 2, Arden at McLean, 39,628.00 sq. ft., improved, SFD, zoned R-1, at 1228 Riley Preserve Court, Great Falls, VA, 22066, Dranesville District #1A, 7,031 finished sq. ft., 2-story Warhol model SFD with 6 bedrooms, 6 full bathrooms, 2 half bathrooms, built in 2022; land assessed in 2022 at \$876,000, improvements assessed at \$1,555,230, total 2022 assessment is \$2,431,230 (\$2,000,000 trust with Truist Bank), tax map 019-4-30-0062; \$3,220,374 (27831/1079).

Published 24 times a year
by Virginia Newsletters LLC
P.O. Box 583, Herndon, VA 20172-0583
www.virginianewsletters.com
Telephone: 703-450-5085
Email: gina@virginianewsletters.com
Gina McQuinn, Publisher and Editor

**Single Reader Subscription to
The Fairfax Newsletter: \$355 per year.
For Multi-Reader and
Institutional Pricing contact:
subscriptions@virginianewsletters.com**

***Reproduction by any means
is strictly prohibited.
©2023 Virginia Newsletters LLC
All Rights Reserved.***

Also Publishers of:
*The Alexandria Newsletter
The Arlington Newsletter
The D.C. Newsletter
The Loudoun Newsletter
The Prince William Newsletter
The Stafford Newsletter*

