



10140 Hillington Ct
Vienna, VA 22182

Remax Distinctive
Real Estate

Kurt & Kristofer Kuykendall

O) 703-648-1870 x310

FX) 703-281-1988



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Dining Room



Dining Room



Dining Room



Dining Room



Living Room



Living Room



Living Room



Living Room



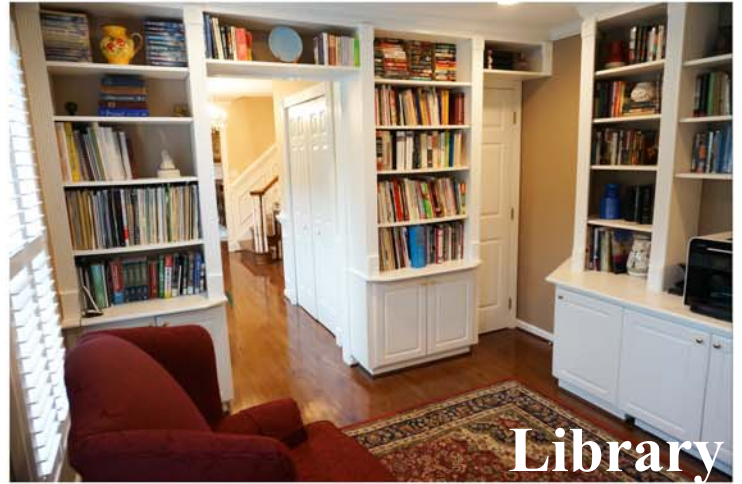
Foyer



Foyer



Library



Library



Powder Room



Powder Room



Breakfast Room



Breakfast Room



Family Room



Master Bedroom



Master Bedroom



Master Bedroom



Master Bedroom



Master Bedroom



Master Bathroom



Master Soaking Tub



Master Bathroom



Master Bathroom



Master Shower



Master Shower



Second Bedroom



Third Bedroom



Fourth Bedroom



Hall Bathroom



Hall Bathroom



Hall Shower/Tub



Recreation Room



Recreation Room



Recreation Room



Game Room



Basement/5th Bedroom



Basement/5th Bedroom



Office



Basement Bathroom



Basement Bathroom



Basement Shower/Tub



Patio



Patio



Garden



Garden



Exterior Rear



Deck



Deck



Garden



Front Patio



Front Ratio



Pool



Pool

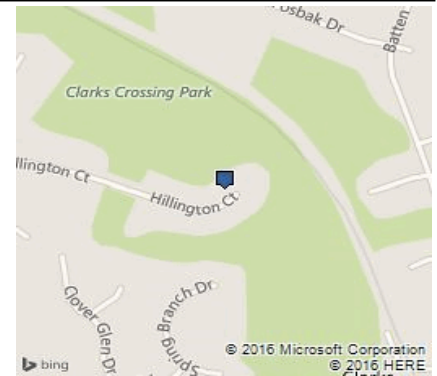
FX9639410

Residential Synopsis - Agent

10140 HILLINGTON CT VIENNA, VA 22182-2908



Status:
List Price:
Ownership: Fee Simple - Sale
BR/FB/HB: 5/3/1
Lot AC/SF: 0.63 / 27,467.00
Lvls/Fpls: 3 / 3
Tot Fin SF: 4056
Tax Living Area: 2,556
Year Built: 1983
Total Tax: \$9,195
Tax Yr: 2015
Ground Rent:
Style: Colonial
Type: Detached



Close Price:

Close Date:

Contract Date:

Transaction Type: Standard

Auction: No

Legal Sub: Hunter Mill Forest

HOA Fee: \$0.00/ Monthly

Tax Map: 0283 17 0033

Adv. Sub: Hunter Mill Forest

C/C Fee: /

Liber:

Model: CHATTSWORTH

Other Fee: /

Folio: 283

C/C Proj Name:

Parcel:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	5	0	4		1		ES: CALL SCHOOL BOARD
FB:	3	0	2		1		MS: CALL SCHOOL BOARD
HB:	1	1	0		0		HS: MADISON

Block/Square:

Lot: 33

ADC Map: GPS

Area:

*School information is provided by independent third party sources and should not be relied upon without verification.

Bedroom-Master:	18 x 18	Upper 1	Bedroom-Second:	13 x 10	Upper 1	Bedroom-Third:	13 x 10	Upper 1
Bedroom-Fifth:	18 x 11	Lower 1	Breakfast Room:	14 x 12	Main	Family Rm:	17 x 12	Main
Kitchen:	19 x 13	Main	Dining Room:	18 x 13	Main	Den/Stdy/Lib:	12 x 10	Main
Living Room:	15 x 13	Main	Lndry-Sep Rm:	13 x 5	Main	Recreation Rm:	25 x 17	Lower 1
Bedroom-Fourth:	12 x 10	Upper 1						

Exterior: Board Fence, Deck, Extensive Hardscape, Fenced - Re

Exposure: Scenic Vista, Trees

Exterior Const: Brick and Siding, Siding - Vinyl

Roofing: Shingle - Architectural

Other Structures: Above Grade,Below Grade

Lot Desc: Bcks-PrkInd, Backs to Trees, Cul-de-sac, Landscaping, Poolside, Trees/Wooded, Private

Basement: Yes, Fully Finished, Full, Daylight, Full, Heated, Rear Entrance, Walkout Level, Windows

Parking: Drwvy/Off Str, Garage, Attached, Faces Side, Garage D

Gar/Crpt/Assgd Spaces: 2//

Heating System: Central, Forced Air

Heating Fuel: Natural Gas

Water: Public

Hot Water: 60 or More Gallon Tank, Natural Gas

Cooling System: Ceiling Fan(s), Central Air Conditioning, Wall Un

Cooling Fuel: Electric

Sewer/Septic: Public Sewer

Soil Type:

Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Ice maker, Microwave, Oven - Double, Refrigerator, Washer, Water Heater, Stove

Amenities: Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Chair Railing, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Countertop(s) - Granite, Crown Molding, Fireplace Equipment, Fireplace Gas Insert, Fireplace Glass Doors, Fireplace Mantel(s), Fireplace Screen, Laundry Chute, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Shades / Blinds, Vanities - Separate, Tub - Soaking, Wall to Wall Carpeting, Wood Floors

HOA/C/C Fee Includes: None

HOA/C/C Amenities:

List Date: 27-Apr-2016

Update Date: 12-May-2016

DOM-MLS: 0

DOM-Prop: 0

Remarks: **UPDATES GALORE*A PERFECT 10!*SUPERB LOCATION-PARK, CUL DE SAC, MINS-METRO, TOLL RD & IAD**MOUNTAIN LAKE SHAPED POOL+HOT TUB**GLEAMING HARDWOOD'S*STUNNING KITCHEN-CHERRY CAB'S,GRANITE,HI END APPL'S + BREAK RM ADD*NEW EXPANDED MBR SUITE & LUX BATH, WI CLOSET-ELFA ORGANIZERS*NEW BR CARPETS*FF DAYLT BASE-5TH BR,FULL BATH,REC RM*RELAX ON 2 LRG TREX DECKS*SEE DOC'S SEC FOR LIST OF \$100K'S IN UPDATES!

Directions: FROM 123 - HUNTER MILL RD, R CEDAR POND, L ADAMS HILL RD, R HILLINGTON CT TO 10140 ON LEFT QUIET PRIVATE CUL DE SAC

Show Instructions: , , -

Listing Co: RE/MAX Distinctive Real Estate, Inc., RMAX5

Phone: (703) 821-1840

Fax: (703) 893-4505

Listing Agent: KRISTOFER KUYKENDALL

Home: (703) 821-1840

Fax:

Office: (703) 821-1840

Pager:

Cell: (703) 298-7771

Alt. Agent: Kurt Kuykendall

Office: (703) 821-1840

Home: (703) 821-1840



****Important Agent Information****

Read before writing an offer!

1. Before writing contract - call/email listers: teamkuyk@gmail.com, Kris' Cell: 703-298-7771, Kurt's cell 703-915-1984
2. Agent Contract Information:
 - * Loan pre-approval letter - should state a full loan application has been made showing adequate credit, income, cash, with DU underwritten approval. Be sure to include all loan officer after hours contact info.
 - * Lender interview - before presenting we will need to speak with lender. Please have them contact us.
 - * Closing/Occupancy: Negotiable, Settlement
3. Settlement Attorney: Prefer split closing with seller's side: Law Office of Robin G. Mathis 703-865-7880, buyers's side may be company of their choice.
4. Deliveries:
 - * Seller Delivery: TBD
 - * Remax Delivery: teamkuyk@gmail.com
 - * HOA Delivery: N/A
5. Delivery of contract: send to teamkuyk@gmail.com

8. UTILITIES - WATER, SEWAGE, HEATING AND CENTRAL AIR CONDITIONING (Check all that apply)

Water Supply: Public Private Well Community Well
Sewage Disposal: Public Septic for # BR ____ Community Septic Alternative Septic for # BR: ____
Hot Water: Oil Gas Elec. Other _____
Air Conditioning: Oil Gas Elec. Heat Pump Other ____ Zones 3
Heating: Oil Gas Elec. Heat Pump Other ____ Zones _____

PERSONAL PROPERTY AND FIXTURES

Yes	No	#	Items	Yes	No	#	Items	Yes	No	#	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	___	Alarm System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___	Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___	Satellite Dish
<input checked="" type="checkbox"/>	<input type="checkbox"/>	___	Built-in Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___	Furnace Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___	Storage Shed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>5</u>	Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___	Garage Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___	Stove or Range
<input checked="" type="checkbox"/>	<input type="checkbox"/>	___	Central Vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>2</u>	w/ remote	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___	Trash Compactor
<input checked="" type="checkbox"/>	<input type="checkbox"/>	___	Clothes Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___	Gas Log	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___	Wall Oven
<input checked="" type="checkbox"/>	<input type="checkbox"/>	___	Clothes Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___	Hot Tub, Equip & Cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___	Water Treatment System
<input type="checkbox"/>	<input checked="" type="checkbox"/>	___	Cooktop	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___	Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>1</u>	A/C Unit/Wall Heat
<input checked="" type="checkbox"/>	<input type="checkbox"/>	___	Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___	Playground Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___	Window Fan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>2</u>	Disposer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___	Pool, Equip, & Cover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___	Window Treatments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	___	Electronic Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___	Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___	Wood Stove
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>2</u>	Fireplace Screen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___	w/ ice maker				

OTHER _____

Things We Love About 10140 Hillington Court

Location:

Quiet cul-de-sac & nice neighbors
Large trees and well-kept yards
Backing to Clark's Crossing Park (great for walking, sledding, games)
W&OD Trail just behind park (easy walk or bike ride into Vienna or Reston)
Lots of room for parking for guests

10 minutes to METRO Silver Line
20 minutes to METRO Orange Line
Quick, easy access to toll road, Rt. 66, and Dulles Airport
Quick, easy access to Tysons Corner and Reston Town Center
Easy access to Vienna, Oakton, and Reston

Internet: FIOS
Exterior of house: Brick and siding exterior

Front yard

Gorgeous Jeld-wen fiberglass mahogany-look front door (Model # Jll100)
Beautiful flagstone curving walkway and terrace
Gray stone pillars and wall around terrace
Bright brass, never-tarnish light fixtures
Outdoor Lighting automatically controlled by security system
New, no-maintenance shutters
Newly paved driveway
Extensive, well-designed landscaping
Path runs all around the house
Oversized gutters with installed screens to keep leaves and debris out

Behind house, patio level:

Large, two level Trex deck with vinyl rails for easy entertaining overlooking pool
and rose garden
Lower level flagstone patio with walkway to pool
Under sunroom storage area
Lovely landscaping

Behind house, pool area:

Beautiful, oversized, mountain lake-shaped POOL with flagstone coping, diving
board, and stone wall with 2 fountain features
Exposed aggregate decking around pool
Large hot tub adjacent to pool

Lovely landscaped tiered garden beds around ½ of pool
Trees shading pool in afternoon for escape from sun
Fence enclosing pool with 4 gates to access pool area

Back yard outside fence:

Large, shade trees including gorgeous old oak tree
Large, mulched playground area with adult-sized, 4 swing, swing set
Lovely shade garden

MAIN LEVEL:

Foyer:

Wainscoting
Custom window treatment with push-up/pull-down pleated shade
Hardwood floors
Large entry area
Large coat closet with two shelves above
Niche at top of stairs
Door on landing on lower stairs allows closing off basement
Crystal/antique brass chandelier

Dining room:

Hardwood floors
Center-ceiling medallion
Brass Chandelier with dimmer switch
Fireplace with wood mantel and brick surround with custom pull-cord brass screen, andirons, and footed brass fender
Large room to accommodate large dining room suite
Custom window treatments
Two large windows with garden views

Living room:

Schonbek crystal chandelier (#5048-22s) with dimmer switch
Hardwood floors
Chair rail
Double window with view of pool area and garden
Custom window treatments

Kitchen:

Custom Cherry Cabinets with interior pull-out drawers
Pull-out trash cabinet

Pull-out spice cabinet
Two large pantry cabinets (one with tray inserts)
Glass-front, lighted display cabinets facing front door entry way
Two large Blanco stainless steel sinks
Blanco pull-out faucets (#157-07AR)
Dacor stainless steel Gas/Electric Range
Dacor stainless steel Electric Wall Oven
Kitchen-aid Stainless Steel Dishwasher (#KUDE70FXSS)
Kitchen-aid Refrigerator with Cherry Cabinet exterior
Italian tile backsplash and window surround
Large Kitchen window
Uba Tuba granite countertops
Abundant recessed lighting

Sunroom:

Double hung, triple paned, windows on three sides
High ceiling/pitched roof
Thermostatically controlled heater/air conditioner
Ceiling Fan with lights
Hardwood floor
Sliding Door to deck
Great views of pool, patio, and garden (lots of birds)

Family room:

Fireplace with brick surround and hearth
Large rustic mantel
Hardwood floors
Plantation shutters
Abundant recessed lighting
Pool light switches

Laundry room/mudroom:

Door with window opening onto deck
Maytag washer and dryer
Brand New Laundry sink with pull-out spray head faucet
Wooden storage rack with cloth bins
Wooden coat/towel rack
Shelf/drying rack above washer/dryer
Vinyl, easy-clean floor
Entry to garage

Powder Room:

Cherry cabinets
Toto toilet
Porcelain sink
Granite countertops
Custom Ragged walls
Decorative mirror
Brass fixtures and door pulls
Hardwood floor
Timer controlled fan

Library:

Hardwood floor
Built-in bookcases with cabinets on 3 sides of room
Recessed lighting with dimmer switch
Storage closet
Two windows with Plantation shutters

Garage:

2 car garage
Brand new Garage Door
Garage door opener with 2 remotes
Built-in cabinets
Built-in shelving
Two windows
Pull-down stairs for attic access
Frigidaire Commercial Frost-free Freezer

Garage Attic:

Easy access pull down stairs
Large 500 square feet bonus space
Center Floor added for ease in use
Lighting added for ease in use
Extensive storage space

UPPER LEVEL:

Hallway:

Hardwood stairs
Lighted Niche for art or flowers in wall at top of stairs (view from foyer)
Plush new carpeting
Built-in bookcase
Large walk-in linen closet

Mirror

Master Bedroom:

Extra-plush new carpeting
Window boxes for extra storage
Lovely garden views out of 4 windows
Built-in bookcases
Custom window valances with push-up/pull down pleated shades
Remote controlled gas fireplace
Remote controlled oil-rubbed bronze ceiling fan
Oil-rubbed bronze bedside wall lights with dimmer switches
Recessed lighting with dimmer switches
LED reading lights
Light switches on each bedside
Extra outlets near bedside tables
Pocket door to closet/bath area
Sound insulation between bedroom and closet area/bathroom

Walk-in closet:

Lighted Full length mirror
Robe hooks
Extra plush carpeting
Elfa closet system organizer on three sides of closet with drawers, hooks,
shoe racks, and jewelry storage
Ironing board/iron hanger with outlet below
Four ceiling mounted lights

Master Bath:

Decorative focal point over tub featuring marble basketweave tilework framed in
marble, surrounded by porcelain and wood trim
Extra large soaking tube with extra insulation to retain heat
Wood trim and granite around tub
Reading light over tub
Exotic granite counter tops
Oil rubbed bronze water fixtures & door handles
2 Restoration Hardware double towel racks
Medallion Cabinets and drawers
Over-sized built-in mirror with outlets
Side cabinets with outlets inside
Two sinks with drawers and cabinets
Built-in make-up cabinet
Built-in hair appliance cabinet with outlets inside
Two double pane windows

Push up/pull down pleated shades
Separate toilet room with fan, light, and pocket door
Separate porcelain tiled shower with marble shelves and trim
Glass shower door
Shower wand
Heated porcelain tile flooring controlled by thermostat/timer
Recessed lighting on dimmer switches
Chandelier and wall sconces in sink area
Two over-sized, timer controlled, fans

Bedroom #2

Double closets with extra shelving
Plush carpeting
Two double pane windows
Push-up/pull-down pleated shades
Ceiling Fan with lights
View of street and front garden

Bedroom #3

2 double pane windows
Push-up/pull-down pleated shades
Plush carpeting
Closet with extra shelving
Ceiling Fan with lights
View of pool, deck and garden

Bedroom #4

2 double pane windows
Push-up/pull-down pleated shades
Ceiling fan with lights
Plush carpeting
View of street and front garden

Hall Bathroom:

Decorative tile floor
Double pane window
Plantation shutters
Kraft Maid Cabinets
Two sinks
Over-sink light fixtures
Large decorative mirror
Granite counter top with extension over toilet

Built-in medicine cabinet
Tub/Shower combo
Shower wand
Glass sliding shower
Tile from tub to ceiling with decorative trim
Timer controlled oversized fan

Basement Level:

Excellent lighting
 3 casement windows with large window sills
 French door
 Recessed lighting
Laminate Floor
Carpeted stairs
Door on stair landing to separate from main level
Built-in Bookcases and cabinets
Central TV cabinet with doors
Storage drawers for DVD's/VCR's
Office area with built-in desk, bookshelves, cabinets and drawers
I-beam support eliminating support pole
Under-stairs closet with built-in shelves

Basement Bath:

Built-in Cabinets with drawers and linen closet
Extra mirror opens to main water valves for house
Large mirror over sink
Over-sink lighting
Tile on floor and walls around tub
Tub/shower combination
Shower wand
Robe hook
Timer controlled fan with light

Bedroom #5

Closet
Extra storage closet
Recessed lighting
Pocket door adds extra space
Casement window with large window sill
Double doors cover access to furnace and extra storage

Storage area:

Central Vacuum System (3 hoses, one for each level of house)
Built-in storage shelves
Built-in storage cabinet
Workbench
Water filter
75 gal. gas water heater (Our family of 7 never ran out of hot water!)

HVAC

Heating and AC both have 2 zones
Steam Humidifier
Gas Furnace
We can control our temperature settings from the internet when we travel.

- **Home Security System**, internet addressable, Age: 1 year, (\$2,700)
- **House Remodeled**, Age: 1-2 years, (\$260,743.28)
 - Master bedroom remodeled, including fireplace addition, new walk-in closet, and window seats
 - Master bathroom remodeled with soaking tub, separate shower, double sinks, heated floors, and marble wall feature
 - Family Full bathroom remodeled
 - New Window Treatments and Paint throughout upper two levels
 - New Front Door
 - New Hardwood floors main level
 - New carpeting entire upstairs
 - Powder Room remodeled
 - Breakfast Room improvements including thermostat, additional insulation
 - Laundry Room new floor and laundry sink
 - Soffit vents installed
 - All rooms repainted
- **Furnace**, Natural Gas, 3 zones, Age: 2 years, (\$7,495 for furnace, water heater, and internet addressable thermostats)
- **Water Heater**, Natural Gas, Size: 75 gallons, Age: 2 years old
- **Pool**, 47 feet long, heated with hot tub, Age: 25 years (\$49,009.50), components:
 - Plaster: Age: 2 years, (\$6,400)
 - Heater: Age: 5 years, (\$1,950)
 - Pool Cover, 9 years old, (\$2,997.00)
- **Landscaping**, Redesigned and planted new front and side yard landscaping, Age: 2 years, (\$21,531.08)
- **Driveway**: Totally Replaced, Age: 2.5 years (\$4,500)
- **Front Yard Walkway with Lights**: Age: 2.5 years, (\$28,766.50)
- **Living Room Crystal Chandelier**, Age: 2.5 years, (\$2,083.75)
- **Garage Door Opener**, Age: 2.5 years, (\$1,117.55)
- **Whole House Steam Humidifier**, Age: 3 years (\$3,214)
- **Central Vacuum**: Replaced Motor 4 years ago (\$706)
- **Roof, Siding, and Gutters**, Age: 5 years, (\$23,500)
- **Air Conditioner**, 3 zones, Age: 9 years, (\$8350)

- **Windows**, Replaced all 14 years ago, \$12,248.00)
- **Kitchen**: Remodeled 14 years ago, (\$117,805.20), including cabinets, granite, breakfast room addition, decks, patio, house water filter, and all appliances. Since then:
 - New Dishwasher, 3 years ago, (\$2,040.75)
 - New microwave, 2 years ago, (\$434.99)
 - New broiler unit, 2 years ago, (\$429)
- **Basement**: Remodeled 16 years ago, (\$55,345.46), including recreation room, full bath, bedroom, and built-ins.
- **Library**: Remodeled 16 years ago with built-ins (book cases and cabinets).

Floor	Room	Feet	Length		Width		Square Footage	Floor Type
			Inches	Feet	Inches	Feet		
Main	Library		12	10	10	10	139	Hardwood
	Foyer		15	10	15	6	188	Hardwood
	Powder Room		6	0	6	11	42	Hardwood
	Closets		7	8	2	1	16	Hardwood
	Dining Room		18	3	13	2	240	Hardwood
	Living Room		15	3	13	2	201	Hardwood
	Kitchen		19	0	13	4	253	Hardwood
	Breakfast Room		12	6	14	7	182	Hardwood
	Family Room		12	9	17	10	227	Hardwood
	Laundry Room		13	2	5	6	72	Vinyl
	Total						1561	
Garage	Garage		22	1	21	7	477	Cement
	Additional Garage		8	5	6	0	51	Cement
	Total						527	
Upper	Master		18	2	18	9	341	Carpet
	Master Bath		18	1	9	10	178	Tile
	Master WIC		15	1	6	6	98	Carpet
	Bedroom 4		10	0	12	2	122	Carpet
	Bedroom 2		10	11	13	4	146	Carpet
	Bedroom 3		10	11	13	3	145	Carpet
	Family Bath		5	4	12	2	65	Tile
	Hallway		26	3	3	0	79	Carpet
	Closets		25	1	2	0	50	Carpet
Total						1222		
Lower	Recreation Room		17	6	25	9	451	Laminate
	Game Room		10	4	12	2	126	Laminate
	Office		10	3	16	0	164	Laminate
	Storage Room		18	11	17	1	259	Cement
	Bedroom 5		18	3	11	6	210	Carpet
	Full Bath		8	2	7	10	64	Tile
	Total						1273	
	Patio		17	0	15	6		
Total House						4056		
With Garage						4584		

10140 Hillington Court
Vienna, VA
Dimensions Approximate

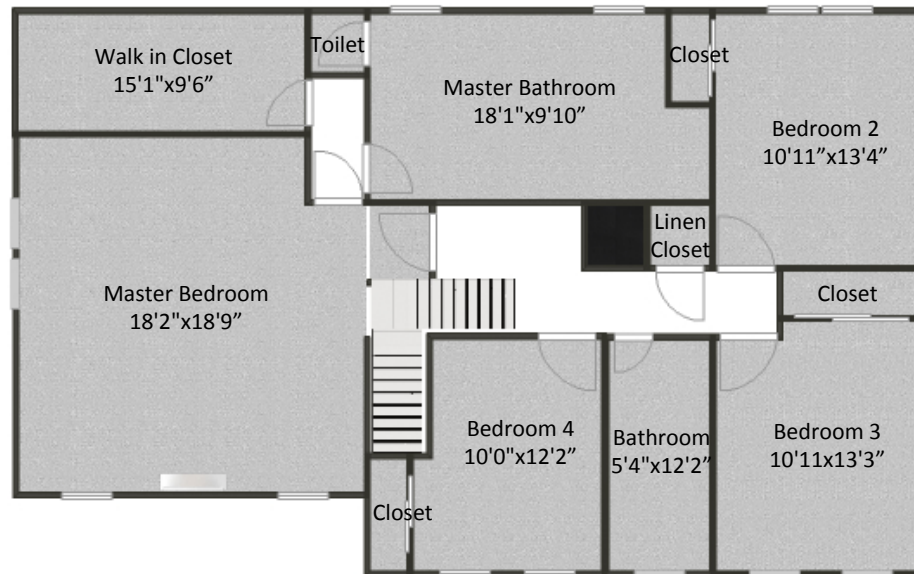
Main Level



10140 Hillington Court, Vienna, VA 22182

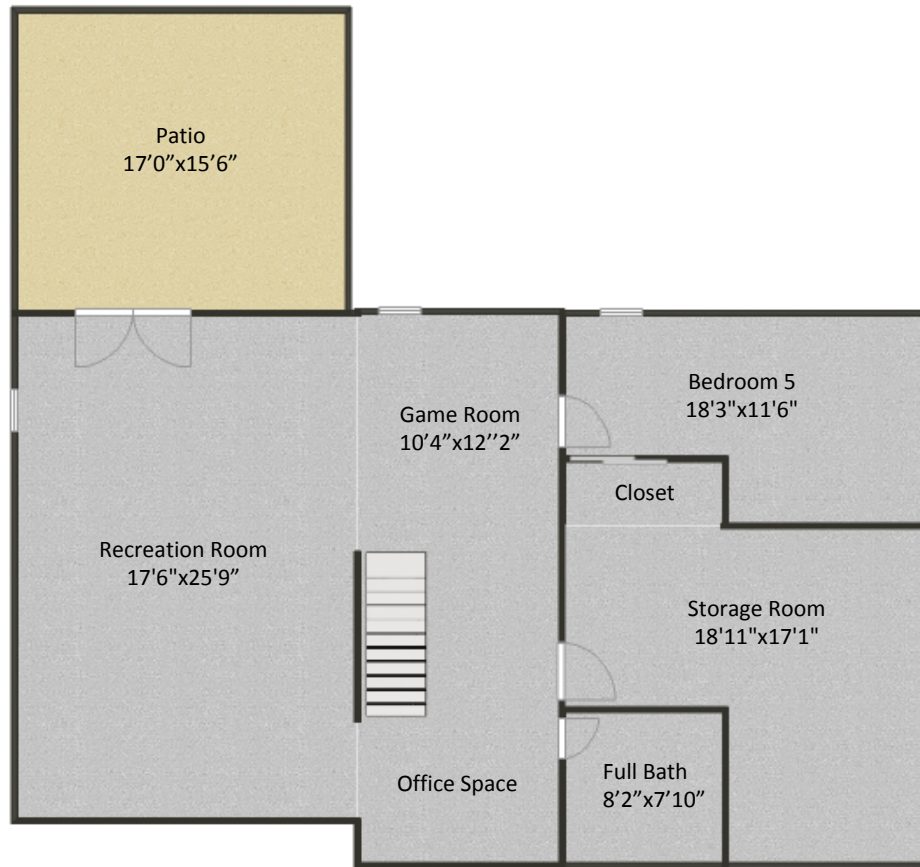
Dimensions are Approximate

Upper Level



10140 Hillington Court, Vienna, VA 22182
Dimensions are Approximate

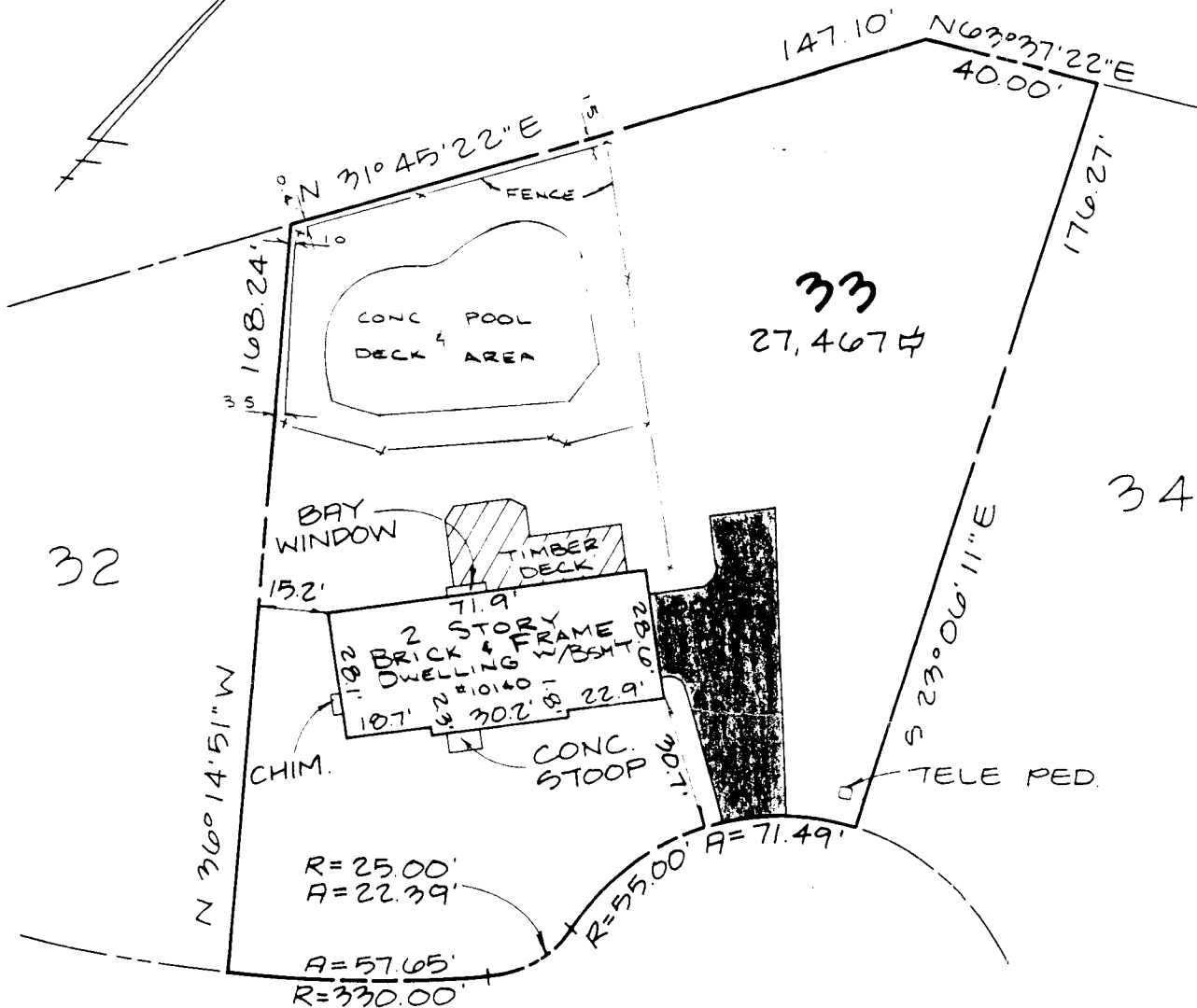
Lower Level



10140 Hillington Court, Vienna, VA 22182

Dimensions are Approximate

FAIRFAX COUNTY
PARK AUTHORITY



HILLINGTON
COURT
50' R/W

HOUSE LOCATION SURVEY
Lot 33

HUNTER MILL FOREST

CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=40' JULY 6, 1992

The property shown hereon appears in a March, 1990 FIRM designated Zone X area, an area determined to be outside of a 500 year flood plain