

3218 FOOTHILL ST.

WOODBIDGE, VA 22192 | MLS #: VAPW2001498

\$340,000 | 3 BEDS | 2.5 BATHROOMS | 2 CAR PARKING | 1264 SQUARE FEET



View Online: <http://www.viewlisting.info/99284>
For Instant Photos: Text 108515 To 415-877-1411

A wonderful opportunity for an investor or new family. Paint the walls and replace the carpeting to your tastes and end up with a gorgeous looking home. Owner will provide \$2500 allowance for new flooring of your choice. Situated in beautiful Lake Ridge with highly rated public schools, this home has an upgraded HVAC system along with a new roof and vinyl siding (approx 2 years old). Bonus, a new hot water heater too. Entertain your friends on a deck with no neighbors facing you in the wooded backyard. So beautiful you need to see it to believe it, a very rare site in a townhome development. Jump in your community pool, play tennis, basketball, go for long walks, use the boat dock or have friends over for margaritas. Easy to commute, close to I95 and PW parkway, this Lake Ridge home is going to go fast. Ready for a quick move in too.



- Wooded backyard
- Recent new roof
- Recent new siding
- Recent new hot water heater
- Upgraded HVAC
- Affordable price
- Available immediately
- Flooring allowance of \$2,500



AGENT INFORMATION

Charles Grammick
P: 5404225919
M: 5404225919
License # Virginia
cgrammick@gmail.com
smarttechrealty.com

ABOUT CHARLES GRAMMICK

Charles Grammick, the founder of Smart Tech Realty Team of Fathom Realty. He served during the Vietnam War as a pilot in the USAF and Air National Guard. The purpose of Smart Tech Realty is to be a "peoples" realty. Bring low-cost services to the people with high-quality results. We are now and always driven to exceed your expectations in price and value.



Smart Tech Team of Fathom Realty
47 Garrett Street
WARRENTON, VA 20186

□ □

Disclaimer: All information deemed reliable but not guaranteed.