

VISIT US AT WWW.SELLINGVIRGINIA.COM

The Green Pages

Serving Northern Virginia & Points South Since 1969 MARCH 2006

BELMONT BAY PREMIERE HOME

13867 Palisades Street
Woodbridge, VA 22191

ONLY \$655,000

STANLEY MARTIN MAYBECK



- 4 Bedrooms 3 Full 1/2 bath
 - Finished Attic Loft
 - Sitting Room off Master
 - Luxury Master Bath
 - Walking Distance to Marina-Golf Course-VRE
 - Covered Front Porch
 - 2 car rear load garage
 - 2 fireplaces
 - Corian Countertops
 - Country Club
 - This Community has it all
- This home show as brand new,
Call today to make an appointment!



OSPREY'S GOLF CLUB

INSIDE THIS ISSUE

- **ODDS & ENDS MARCH**
- **JUST LISTED PROPERTIES**
- **BIRTHDAYS, ANNIVERSARIES, WEDDINGS & BIRTHS**
- **PREFERRED PROFESSIONALS**
- **KIMS KORNER**
- **LOCAL MARKET FORECAST**



JUST LISTED
13582 Castlebridge Lane
Woodbridge, VA 22193
\$600,000



BRICK FRONT COLONIAL IN WESTWIND

4 Bedrooms 2 Full Baths 1/2 bath in with lots of great features, to include New windows, Brick Fireplace, Brick Detached Garage in Rear with 2 Levels, 4 Bay Windows, Basement, Luxury Master Bath, Huge Patio, Deck with built in Fire pit and large rear yard backing to trees, Landscaped Yard. This home has it all & looks almost new! Call today to make an appointment!

15116 Jarrell Place
Woodbridge, VA 22193



SPACIOUS & UNIQUE END UNIT TOWNHOME

Looks Like a Single Family Home

- * Large Living Room
- * Room Sizes are very generous
- * Located on a quiet cul-de-sac in sought after community
- * Separate Formal Dining Room
- * Huge Eat in Kitchen with Breakfast Nook
- * End Unit with Foyer entry on Main Level
- * Full Finished Basement with Family Room, Full Bath and 4th Bedroom or Den
- * Beautiful Recessed Lighting
- * Brand new Dishwasher
- * 3 Bedroom upstairs
- * Master Bedroom with Walk-in Closet
- * Luxury Master Bath Soaking Tub, Separate Shower, Dual Vanity
- * Large rear fully fenced yard with

15 X 15 Paver Patio & Rubbermaid Shed

* Only minutes away from I-95, Prince William Parkway, Route 1 and Commuter Lots

A MUST SEE!!! SELLER WILL CONSIDER ALL OFFERS.

Odds & Ends



March



IT IS ALL IN THE NUMBERS

Wow, what a turn of events in one year. January's numbers are in for Prince William County and they are staggering!

January 05 number of active listing was 585 today it's 3,095. Total homes sold down 25%, days on the market jumped from 32 to 56 and it appears that sellers now have to pay the purchaser closing cost to close the deal.

That being said, it's not all bad news. The homes that have sold are showing a price appreciation of 20% on annualized basis.

What's this mean to you? It is a great time to buy a home and if you are selling you can expect a fair return on your investment. However, sky-high, through the roof returns are a thing of the past for now. Over priced homes will languish on the market and will sell for a lower price than a home priced with the new reality in mind.

TAXING SITUATION

A recent article in Washingtonpost.com titled "Tax breaks for Home Sales Can Be Tricky to Compute" by Benny L. Kass is an article all home sellers may want to read.

Generally speaking if you have lived in the home for the last two out of five years, the taxes on the profit for the sale of a principal residence are excluded up to \$250,000 for singles and \$500,000 for married.

If you are selling a principal residence in less than two years there are a few "safe harbors" that may apply. Those safe

Odd & Ends produced by Charles Green.
Got some stuff that you think would be interesting? E-mail to charlesgreen @mris.com

harbors are: Reasons of health, Unforeseen circumstances, Involuntary conversion of the residence, Death of one of the owners of the property, Cessation of employment as a result of which the taxpayer is eligible for unemployment compensation, Divorce or legal separation under a court decree and Multiple births resulting from the same pregnancy.

However, as with all government regulations, there is a catch. If you have owned property, as a primary resident, before the new law was enacted in 1997, you will be subject to the old "roll over" rules. Therefore, after calling us call your accountant for their opinion and advise on your taxing situation.

A SALUTE TO A TROOPER

Last May in an Odds & Ends article titled, Inspiration featured a Maj. Tammy Duckworth the first female double amputee at Water Reed, whom was wounded in Iraq.

Seems she is back in the news. Tammy Duckworth is out of the Army and is running for Congress. If you missed her story on www.c-span.org/wounded soldiers last May, you can now read about this very remarkable woman at www.washingtonpost.com in an article written by Peter Slevin titled "After War Injury, an Iraq Vet Takes on Politics". If you were not impressed with her story last May, I believe you will be moved by her story and her determination to make a difference.

HVAC CHANGES

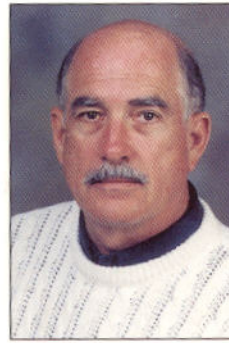
Effective January 23rd the new seasonal energy efficiency ratio or SEER rating went into effect. The old standard of 10 will increase to 13. This change will make the units more efficient but the cost will increase because all of the HVAC components will have to be upgraded to the new standards.



Home Diagnostics, Inc.
A Home/Building Inspection Service

William F. Meininger
Certified ASHI Home Inspector
Certified EIFS Inspector

Office (703) 583-0967
Office (540) 372-9950
FAX (703) 583-9676



**For Your
Protection
Get a
Home
Inspection**

FIRST CLASS MASONRY CONSTRUCTION

LANDSCAPE MASONRY SPECIALIST

- ◆ BRICK & STONE WALKWAYS, PATIOS & DRIVEWAYS
- ◆ CONCRETE, CHIMNEY & ALL MASONRY REPAIRS
- ◆ GRADING, DRAINAGE, & EXCAVATION
- ◆ BELGARD CONCRETE PAVERS & WALLS

CRAIG AVALLONE
PHONE: (703)615-9319
FAX(703)997-4005
E-MAIL: 1STCLASSMASONRY@COMCAST.NET

US INSPECT
PROFESSIONAL HOME INSPECTIONS

Eric Frolia
Building Consultant
"Sé Habla Español"

Tel: (888) US INSPECT (874-6773)
Fax: (800) 972-4182


efrolia@usinspect.com
www.usinspect.com

NAHI
NATIONAL ASSOCIATION OF
HOME INSPECTORS, INC.

INTERESTED IN A CAREER IN REAL ESTATE

Free Career Counseling If you are considering a new career in real estate or are transferring from another company, Patti Green & Company is looking for sales associates to join our team. Give us a call and we will tell you more. Prospective Sales Associates are given all the information they need to decide if a career as a Real Estate Associate at Long & Foster's Patti Green & Company is right for them. No time for a full time career in real estate contact our office regarding becoming a referral agent.

**Call today for more information
703-583-4148 or email
cherish.green@longandfoster.com**



Swecker's Remodeling

Basements • Kitchens
Bathrooms • Decks • Etc.

KASEY SWECKER
(703) 494-2541



Awareness, Prevention, Quality

MICHELLE D. TALBOT
Consultant

3002 Arkendale St
Woodbridge, Va 22193

Phone:703-670-0877

Website:excel.fourpointwellness.com

If you or anyone you know would like to be on our FREE mailing list, please call or email me cherish.green@longandfoster.com or 703-583-4148 Please email us with letters or photos for next months issue!

Dawn Blackburn
Notary Public

9 Ravensworth Ct.
Fredericksburg, VA 22405

Cell: 540-207-9223

E-mail:edcblackburn@msn.com

