

Ready for move in September, 2011



The Oakton Alternate at Canby Estates

Leesburg, Virginia

Homesite 5, 40069 Basque Court (Home is similar except for color scheme)

- Beautiful 3 acre wooded homesite!!
- Approximately 6,837 Sq. Ft. on 3 levels
- Four foot full rear extension with individual baths on second floor and morning room off kitchen
- Brick Front & Stone Accent w/Stone Stoop
- 4 Bedrooms w/5 full and 1 half baths
- HERS rated home w/ Low-E windows
- Granite vanity tops in owner's bathroom and dressing area with owner's bedroom fireplace
- Three car side entry garage
- Extensive hardwood (sand & stain in place) in: living room, dining room, kitchen/breakfast room, foyer, study and upper hallway with upgraded ceramic tile in all full bathrooms
- Finished lower level rec room with den, full bath and a stone profile fireplace
- Upgraded cherry cabinets throughout
- Granite kitchen tops with oversize island and stainless steel appliances

FOR MORE DETAILS, PLEASE SEE THE SALES MANAGER OFF SITE

Directions to community: Take Route 7 West to Route 9 exit, turn left at top of ramp. Cross over Route 7 to a right turn onto Business Route 7. Travel approximately ½ mile to a left onto Canby Road (Route 662). Travel 500 yards turn left into community, Basque Court.

Base Price:	\$739,900
Total Options:	\$212,055
Sales Price:	\$951,955

Special Sales Price \$ 849,900

**Please Call - Mike Holland, Sales Manager,
at 571-223-0099 for more information.**

DIRECTIONS TO MODEL: Take route 267 (Dulles Toll Rd) to Exit 4 (Belmont Ridge Rd. Rte. 659.) Go south on Belmont Ridge Rd. and travel approx. 1 ½ miles to left on Cochran's Lock Dr. to (L) on Auction Barn. Follow signs to model.



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Brokers Welcome*

*Must register at site and comply with all policy terms.

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