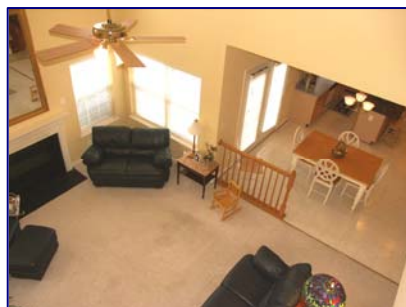
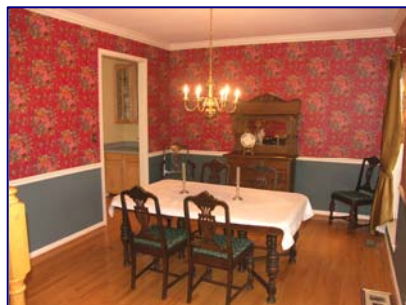


BROUGHT TO YOU BY THE CHOICE³ REALTY GROUP
HELPING OUR CLIENTS REALIZE THEIR REAL ESTATE OBJECTIVES

Raspberry Falls

41950 Gooseberry Lane

Custom Home | 1 Acre Lot



Offered at \$799,000

MLS# LO5455019 | Visual Tour @ <http://gooseberry.choice3realty.com>

4 BR, 3.5 BA, 3,800 finished sq ft, gourmet kitchen, granite top center island, 2-story great room, 2 fireplaces, 9 ft. ceilings, basement rec. room with walk-up stairs. Trex deck. Great location.

Presented By The
Choice³ Realty Group

RE/MAX Renaissance | Leesburg, Virginia

Merv and Pam Forney

703-431-2145 Cell | 703-771-9663 Fax

www.choice3realty.com | <mailto:team@choice3realty.com>



Charleston Model

Built by Oakmont

Features:

- Grand foyer entrance
- Open and airy design
- 4 bedrooms, 3 ½ baths
- Formal living room
- Formal dining
- 2 fireplaces
- Hardwood in foyer and dining room
- Gourmet kitchen with breakfast room
- Large convection oven for quick cooking
- Culligan Water Purification System
- Center island granite counter top
- Great room with 2-story ceiling
- Five (5) ceiling fans
- Master suite w/vaulted ceilings
- Sitting room
- Huge walk in closets
- Elegant master bath with separate shower and soaking tub
- 9 foot ceilings
- Spacious basement recreation room with walk-up stairs
- Recreation room wood burning stove on stone surround
- Party deck built with Trex
- 1 acre lot backs to 14th tee with open space
- Community pool, tennis courts
- Easy access to Route 15 and White's Ferry

Visual Tour @ <http://gooseberry.choice3realty.com>





VIRGINIA REGIONAL LISTING AGREEMENT - EXCLUSIVE RIGHT TO SELL

This Agreement is made on November 12, 2005, by and between William E. Wyker and Diana L. Wyker ("Seller") and RE/MAX Renaissance ("Broker"). ("Firm Name")

In consideration of providing the services and facilities described herein, the Broker is hereby granted the exclusive right to sell the Property known as: 41950 Gooseberry Ln. Leesburg, Virginia 20176 ("Property"). Legal Description PLAINS OF RASPBERRY SEC 1B LOT 21 Tax Map No./ ID# 39- -9- -21 / 184166458000.

1. The Property is offered for sale at a selling price of \$ _____, or such other price as later agreed upon, which price includes the Broker's compensation. In the event of a sale, the Seller will sign a sales contract enforceable in the Commonwealth of Virginia.

The Sales Price includes the following personal property and fixtures which shall be transferred free of liens: A. Any existing built-in heating and central air conditioning equipment, plumbing and lighting fixtures, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, smoke and heat detectors, tv antennas, exterior trees and shrubs and B. The items marked YES below as currently installed or offered:

- | | | | | | | | | | | | |
|-------------------------------------|-------------------------------------|----------------------------|-------------------------------------|-------------------------------------|----------------------------|-------------------------------------|-------------------------------------|---------------------------|-------------------------------------|-------------------------------------|-----------------------------|
| YES | NO | ITEM | YES | NO | ITEM | YES | NO | ITEM | YES | NO | ITEM |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Stove or Range | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Disposer | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ceiling Fan(s) # <u>5</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Alarm System |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Cooktop | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Freezer | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Washer | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Intercom |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Wall Oven(s) # <u>1</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Window Fan(s) # _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Dryer | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Storage Shed(s) # _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Refrigerator(s) # <u>1</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Window A/C Unit(s) # _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Furnace Humidifier | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Garage Opener(s) # <u>1</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | w/ ice maker | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pool, Equip. & Cover | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Electronic Air Filter | <input checked="" type="checkbox"/> | <input type="checkbox"/> | w/ remote(s) # <u>1</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Dishwasher | <input type="checkbox"/> | <input type="checkbox"/> | Hot Tub, Equip. & Cover | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Central Vacuum | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Playground Equipment |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Built-in Microwave | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Satellite Dish and Equip. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Water Treatment Sys | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Wood Stove |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Trash Compactor | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Attic Fan(s) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Exhaust Fan(s) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fireplace Screen/Drs |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sump Pump | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Window Treatments | | | | | | |

Other inclusions or exclusions: Yellow window treatments in girls bedroom DO NOT CONVEY. Large mirror over family room fireplace DOES NOT CONVEY. Canopy on deck does convey.

WATER, SEWAGE, HEATING, AND CENTRAL AIR CONDITIONING: (Check all that apply)

- Water Supply: Public Well Other _____ Hot Water: Oil Gas Elec.
 Sewage Disposal: Public Septic # BR 4 Air Conditioning: Gas Elec. Heat Pump
 Heating: Oil Gas Elec. Heat Pump Other _____

The Seller will deliver the Property in substantially the same condition as on the Contract Date and in broom clean condition with all trash and debris removed. The Seller warrants that the existing appliances, heating, cooling, plumbing and electrical systems and equipment and smoke and heat detectors (as required) will be in normal working order as of the possession date.

2. The Broker and the Sales Associate(s) shall promote the interests of the Seller by:

- A) performing the terms of this Agreement;
- B) seeking a buyer at a price and terms agreed upon herein or otherwise acceptable to the Seller. However, the Broker and the Sales Associate(s) shall not be obligated to seek additional offers to purchase the Property while the Property is subject to a contract of sale, unless stated herein or as the contract of sale so provides;
- C) presenting in a timely manner all written offers or counteroffers to and from the Seller even when the

Status: ACTIVE
List Price: \$799,000
Ownership: Fee Simple - Sale
BR/FB/HB: 4/3/1
Lot AC/SF: 1.08 / 47,045.00
Lvls/Fpls: 3 / 2
Tot Fin SF: 3773
Year Built: 1999
Total Tax: \$6,645
Tax Yr: 2005
Ground Rent:
Style: Colonial
Type: Detached



Legal Sub: Plains Of Raspberry
Adv. Sub: Plains Of Raspberry
Model: CHARLESTON

HOA Fee: \$79.00/mo pd Monthly
C/C Fee: /mo pd
C/C Proj Name:

Tax Map: 39- -9- -21

	Total	Main	Upr1	Upr2	Lwr1	Lwr2
BR	4	0	4	0	0	0
FB	3	0	2	0	1	0
HB	1	1	0	0	0	0
Master Bdrm:	21	x 15	Upper 1			
Master Bdrm 2:						
First Bdrm:						
Second Bdrm:	14	x 12	Upper 1			
Third Bdrm:	14	x 11	Upper 1			
Fourth Bdrm:	13	x 13	Upper 1			

Schools:
ES: CALL SCHOOL BOARD
MS: CALL SCHOOL BOARD
HS: CALL SCHOOL BOARD

Liber:
Folio:
Parcel:
Block/Square:
Lot: 21
Map Coord: 00
Area:
Othr Rm 3:
Foyer : 14 x 9 Main
Garage: 21 x 26 Main
Carpport:
Unfinished:

Exterior: Deck, Porch-front

Exterior Const: Stone, Stucco

Other Structures: Above Grade,Below Grade

Lot Desc:

Basement: Yes, Partially Finished, Space For Rooms, Walkout Stairs

Parking: Garage

Heating System: Forced Air, Heat Pump(s), Humidifier

Water: Well

Cooling System: Central A/C

Sewer/Septic: Septic

Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Humidifier, Icemaker, Microwave, Oven/Range-Gas, Refrigerator, Washer, Water dispenser

Amenities: Auto Gar Dr Opn, Drapery Rods, Drapes/Curtains, FP Glass Doors, FP Mantels, Granite Counters, Laundry Chute, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Shades/Blinds, Sump Pump, Tub-2 + person, Tub-Soaking, W/W Carpeting, Walk-in Closet(s), Wood Floors

HOA/C/C Fee Includes: Management, Pool(s), Reserve Funds, Tennis Courts, Trash Removal

HOA/C/C Amenities: Common Grounds, Pool-Outdoor, Tennis Courts

List Date: 15-Nov-2005

Update Date: 15-Nov-2005

DOM-MLS: 1

DOM-Prop: 1

Remarks: Agents: call ahead to 1st showing contact for showings. If no answer, leave message and go and show. 0.9 acre lot next door also for sale, same owners. May be purchased together. Fax contracts to 703-771-9663. See more detail at <http://gooseberry.choice3realty.com> including site plan.

Directions: FROM LEESBURG ROUTE 15 NORTH TO LEFT ONTO RASPBERRY DR. TO RIGHT ONTO GOOSEBERRY LN. HOME ON THE RIGHT.

Show Instructions: Call 1st-Owner, Lockbox-Frnt Dr, All Days, 10 AM - 6 PM

Listing Co: RE/MAX RENAISSANCE, RMAX40

Listing Agent: MERV FORNEY

Office: (703) 771-2345

Alt. Agent: Pamela Forney

Owners: BILL WYKER, DIANA WYKER

Show Contacts: DIANA WYKER

Sub Comp: 0

Buy Comp: 2.5%

Add'l: 0

Dual: Y

Phone: (703) 771-2345

Home: (703) 771-4861

Pager:

Office: (703) 771-2345

Fax: (703) 771-0906

Fax: (703) 771-9663

Cell: (703) 431-2145

Home: (703) 771-4861

Home: (703) 669-9250

Home: (703) 669-9250

DesR: Y

VarC: N

Tax ID: 184166458000

Full Tax Record

31-Aug-2005. 1:55 pm

Property Address: 41950 GOOSEBERRY LN, LEESBURG VA 20176 6247

County: LOUDOUN

Legal Subdiv/Neighborhood: PLAINS OF RASPBERRY

Condo/Coop Project:

Incorporated City:

Phone #:

Absent Owner: No

Owner Name: WILLIAM E WYKER

Company Owner:

Addtl: DIANA L R/S

Care of Name:

MAILING ADDRESS: 41950 GOOSEBERRY LN, LEESBURG, VA 20176 6247

LEGAL DESCRIPTION: PLAINS OF RASPBERRY SEC 1B 1649--2513 1237--2001 POSE LOT 21

Mag/Dist #: 3

Lot: 21

Block/Square:

Election District: 3

Legal Unit #:

Grid:

Tax Map: 39- -9- -21

Section: 1B

Subdiv Ph:

Addl Parcel Flag/#:

Map: 273

Map Suffix:

Suffix:

Parcel:

Sub-Parcel:

Historic ID:

Agri Dist: 00

Plat Folio:

Plat Liber:

TOTAL TAX BILL: \$6,645

City Tax:

Tax Levy Yr: 2005

State/County Tax: \$6,645

Refuse:

Tax Rate: 1.04

Spec Tax Assmt:

Exempt Class:

Homestd/Exempt Status:

Front Foot Fee:

Tax Class:

Mult. Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2005	\$638,900	\$190,800	\$448,100	\$0
2004	\$638,900	\$190,800	\$448,100	\$0
2003	\$638,900	\$190,800	\$448,100	\$0

DEED

Deed Liber: 1649

Deed Folio: 2513

Transfer Date	Price	Grantor	Grantee
03-Feb-1999	\$155,000		WYKER, WILLIAM E & DIANA L R/S
08-Jul-1993	\$0		MULBERRY CORPORATION

PROPERTY DESCRIPTION

Year Built: 1999

Zoning Code:

Census Trct/Blck: 610,300/2019

Irregular Lot:

Lot Sq Ft: 47,045

Acreage: 1.08

Land Use Code: Residential

Plat Liber/Folio: /

Property Card:

Property Class:01,LE

Quality Grade:

Road Description:

Zoning Desc:

Xfer Devel.Right:

Road Frontage: 0

Prop Use: SINGLE FAMILY

Site Influence:

Topography:

Building Use:

Sidewalk:

Lot Description:

Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:		WOOD, WV	WOOD, WV		
Story Type:	2	1	1		
Description:					
Dimensions:					
Area:	2,300	424	424		
Foundation:		Roofing: Shingle - Asphalt		# of Dormers:	
Ext Wall:		Style:		Year Remodeled:	
Stories: 2B		Units:		Model/Unit Type:	
Total Building Area:			Living Area: 3,148	Base Sq Ft:	
Patio/Deck Type: WOOD		Sq Ft: 540	Porch Type: Open	Sq Ft: 246	
Balcony Type:		Sq Ft:	Pool Type:	Sq Ft:	
Attic Type:		Sq Ft:	Roof Type: GABLE		
Rooms: 0		Fireplace Type: CHIM		Fireplaces: 1	
Bedrooms: 0		Bsmt Type:		Garage Type: Attached	
Full Baths: 2		Bsmt Tot Sq Ft:		Garage Const.: FRAME	
Half Baths: 1		Bsmt Fin Sq Ft:		Garage Sq Ft: 594	
Baths: 2.50		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat:		Sewer:	Fuel:	
Electric: Yes	Water:		Underground:	Walls:	

Update Date : 30-Aug-2005

Courtesy of: MERV FORNEY

Home: (703) 771-4861

E-mail: team@choice3realty.com

Cell: (703) 431-2145

Office: (703) 771-2345

Company: RE/MAX Renaissance

RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO SELLER AND PURCHASER

The Virginia Residential Property Disclosure Act requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the owner makes no representations or warranties as to the condition of the property, except as otherwise provided in the purchase contract, or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects in the condition of the property actually known by the owner. Certain transfers of residential property are excluded from this requirement (see the exemptions listed on the reverse side).

RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTE TO OWNER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its conditions, except as otherwise provided in the purchase contract; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Property Address/ 41950 Gooseberry Ln. Leesburg 20176
Legal Description: PLAINS OF RASPBERRY SEC 1B LOT 21

The undersigned owner(s) of the real property described above make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the property "as is", that is, with all defects which may exist, if any, except as otherwise provided in the real estate purchase contract.

The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

Handwritten signatures and dates for William E. Wyker and Diana L. Wyker.

NOTE TO PURCHASER(S): The owner(s) make no representations with respect to any matters which may pertain to parcels adjacent to the subject parcel. You should exercise whatever due diligence you deem necessary with respect to adjacent parcels in accordance with the terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement. You should exercise whatever due diligence you deem necessary with respect to information on any sexual offenders registered under Chapter 23 (§19.2-387 et seq.) of Title 19.2, whether the owner proceeds under subdivision 1 or 2 of subsection A of §55-519. Such information may be obtained by contacting your local police department or the Department of State Police, Central Criminal Records Exchange, at 804-674-2000 or www.vsp.state.va.us/vsp.html.

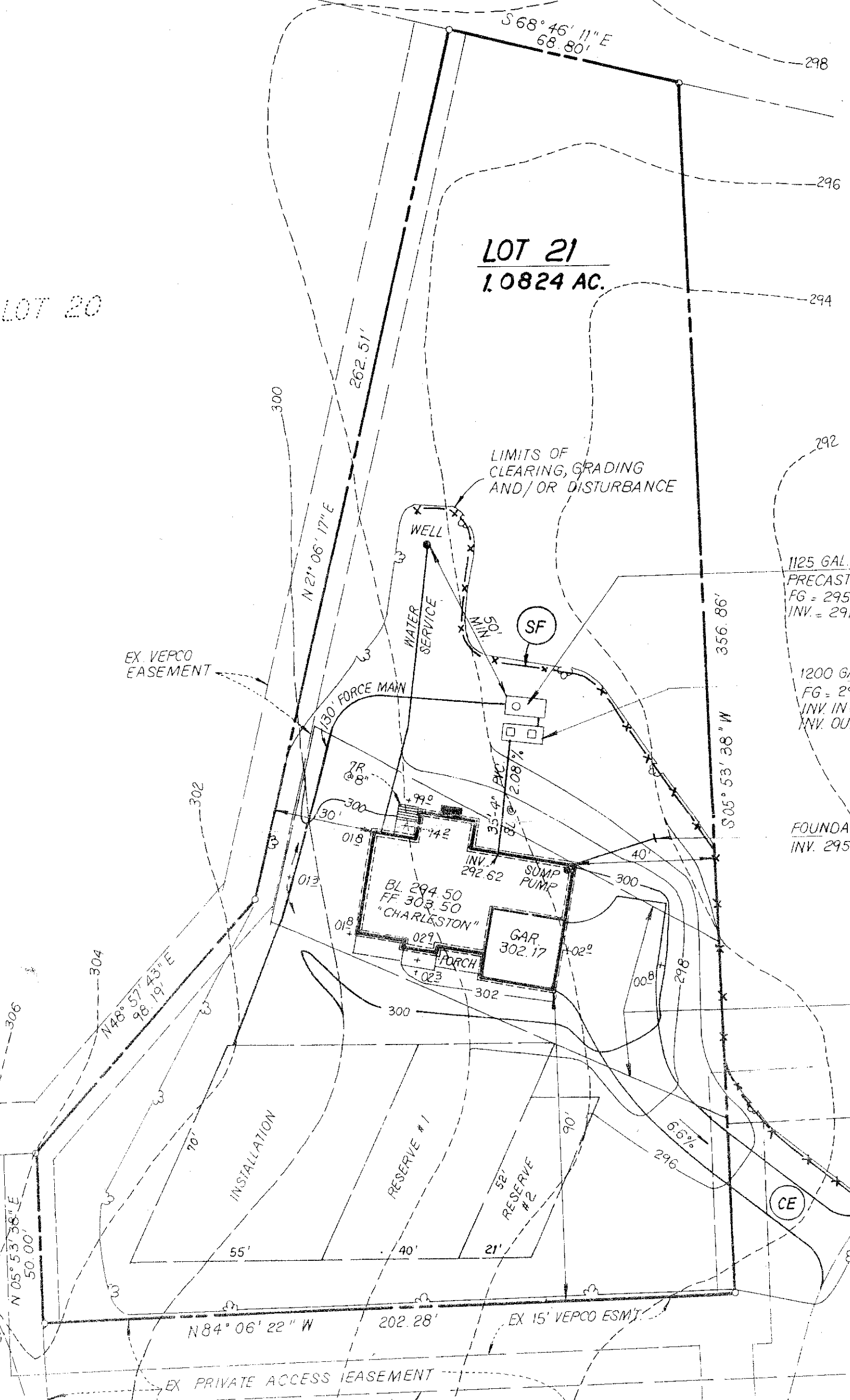
The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

Purchaser Date Purchaser Date

DPOR 11/05/99

LOT 21
1.0824 AC.

LOT 20



LIMITS OF
CLEARING, GRADING
AND/OR DISTURBANCE

EX. VEPCO
EASEMENT

1125 GAL.
PRECAST
FG = 295.5
INV. = 291.1

1200 GAL
FG = 295.5
INV. IN =
INV. OUT

FOUNDAT
INV. 295.0

N 05° 53' 38" E
50.00'

N 48° 57' 43" E
98.19'

N 84° 06' 22" W
202.28'

EX 15' VEPCO ESM'T.

EX PRIVATE ACCESS EASEMENT

EX 10' SAN SEW ESM'T.

CE

**This page
intentionally
left blank**