

# **SOMERSET**

23353 Dover Road, Middleburg, Virginia 20117

## **List of Improvements**

### **House**

Porch, deck, and walkway (Virginia flagstone and oak)	2019
Roof	2016
Fully finished basement (Including vinyl plank flooring)	2016
Fireplace insert (Regency wood-burning w/eco-boost electric fan)	2018
Water Heater	2020
Water filtration (softer & sediment filtration systems)	2019
HVAC system	2016

### **Property**

Pergola	2018
Fencing & garden beds	2018
Pool pump	2018



## RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

### ACKNOWLEDGEMENT BY SELLER AND PURCHASER

The Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) requires the owner of certain residential real property whenever the property is to be sold or leased with an option to buy to provide notification to the purchaser of any disclosures required by the Act and to refer the purchaser to the Real Estate Board website referenced below for additional information.

Certain transfers of residential property are excluded from this requirement (see § 55.1-702).

**23353 Dover Road, Middleburg, 20117**

**PROPERTY ADDRESS/  
LEGAL DESCRIPTION:** \_\_\_\_\_

The purchaser is advised to consult the **RESIDENTIAL PROPERTY DISCLOSURE STATEMENT webpage** ([http://www.dpor.virginia.gov/Consumers/Residential\\_Property\\_Disclosures](http://www.dpor.virginia.gov/Consumers/Residential_Property_Disclosures)) for important information about disclosures required by law that may affect the buyer's decision to purchase the real property described above.

**The owner(s) hereby provides notification** as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) and, if represented by a real estate licensee as provided in § 55.1-712, further acknowledges having been informed of the rights and obligations under the Act.

DocuSigned by:

*Julie M Bushell*

Owner 065C0074F6DF478...

**Julie M Bushell**

3/11/2020

Date

DocuSigned by:

*Hunter C S Armstrong*

Owner 06E1144FD...

**Hunter C S Armstrong**

3/11/2020

Date

**The purchaser(s) hereby acknowledges receipt of notification** of disclosures as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*). In addition, if the purchaser is (i) represented by a real estate licensee or (ii) not represented by a real estate licensee but the owner is so represented as provided in § 55.1-712, the purchaser further acknowledges having been informed of the rights and obligations under the Act.

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

# SALE: DISCLOSURE AND ACKNOWLEDGMENT OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

For the sale of the Property at: 23353 Dover Road, Middleburg, 20117

### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure (initial)

MB / HCSD (a) Presence of lead-based paint and/or lead-based paint hazard (check one below):  
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

MB / HCSD  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.  
(b) Records and Reports available to the seller (check one below):  
 Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgment (initial)

\_\_\_\_ / \_\_\_\_ (c) Purchaser has received and had an opportunity to review copies of all information listed above.  
\_\_\_\_ / \_\_\_\_ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.  
\_\_\_\_ / \_\_\_\_ (e) Purchaser has (check one below):  
 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or  
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Sales Associates' Acknowledgments (initial)

PM / \_\_\_\_ (f) Listing and Selling Sales Associates are aware of their duty to ensure compliance with 42 U.S.C. 4852d. These Associates have informed the Seller of the Seller's obligations under this law as evidenced by Seller and Purchaser having completed this form.

### Certification of Accuracy

The undersigned have reviewed the information above and certify that to the best of their knowledge the information they have provided is true and accurate.

#### SELLER:

3/11/2020 / Julie M Bushell  
Date / Signature

3/11/2020 / Julie M Bushell  
Date / Signature

3/11/2020 / Hunter C S Armstrong  
Date / Signature

3/11/2020 / Paul MacMahon  
Date / Signature of Listing Associate

#### PURCHASER:

\_\_\_\_ / \_\_\_\_  
Date / Signature

\_\_\_\_ / \_\_\_\_  
Date / Signature

\_\_\_\_ / \_\_\_\_  
Date / Signature of Selling Associate

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**Dover Road**



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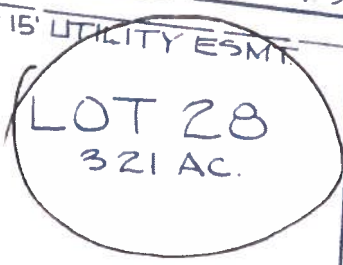
03/25/2019



36

37

N 19° 25' 58" E 227.93'



672.64'

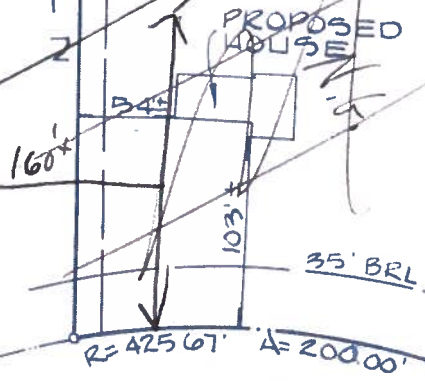
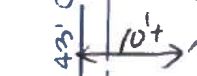
659.73'

27

29

N 76° 43' 05" W

S 74° 13' 12" E



PROPOSED HOUSE LOCATION

LOT 28  
MIDDLEBURG  
DOWNS

DOVER  
ROAD  
(80' WIDE)

NO TITLE REPORT FURNISHED  
RICHARD H. BARTLETT & ASSOCIATES  
ENGINEERING SURVEYING & LAND PLANNING  
FAIRFAX, VIRGINIA 273 6632

LOUDOUN COUNTY, VIRGINIA  
SCALE: 1"=100' AUGUST 31, 1972

FOR: JIM MONROE

H.P.