

3BR/1BA HOME WITH .69 +/- ACRE LOT AND ADJACENT .50 +/- ACRE LOT IN STERLING, VA

REAL ESTATE AUCTION Monday, February 25, 2019 at 2:30am 21233 Augusta Dr., Sterling, VA 20164

LOCATION**LOCATION**LOCATION!! 2 parcels totaling 1.19 +/- acres zoned R4 in Sterling, VA (Loudoun County). Updated 3 BR/1 BA home on .69 +/- acre parcel AND .5 +/- acre adjacent lot. Parcels will be offered individually and together. Close proximity to Dulles Airport, Dulles Town Center & Tysons Corner. Across the street from Seneca Ridge MS & Dominion HS!!



- **Parcel 1 (21233 Augusta Dr.):**
Updated 1,180 +/- sf. 3 BR/1 BA home on .69 +/- acres
- Large eat-in kitchen w/stainless appliances & granite and living room
- Hardwood flooring (engineered laminate) & carpet in bedrooms
- Central AC & heat (multi zone) w/oil back up furnace
- Well & septic system (public hook up available--approx. \$15,000); electric water Heater
- Tax Map: 012-18-0603-000

Only \$250,000 Starting Bid

- **Parcel 2 (21219 Augusta Dr.):** Adjacent .50 +/- acre lot
- R-4 Zoning found in Section 3-400, Starting on page 243 of 1025
- Child Care Home is a permitted use, pursuant to Section 5-609 (please click on "Documents" tab on our website to view Day Care Center site plan)
- Tax Map: 013-48-3178-000
- The R4 zoning creates potential for additional dwellings with Loudoun County approval (Please see renderings under the "Documents" tab on our website). Please see R4 zoning (Section 3-400, Starting on page 243 of 1025.) and contact Loudoun Building & Development.

Only \$75,000 Starting Bid

Property Tour: Tuesday, February 12 at 2:30pm SHARP.

Please contact Craig Damewood at 703-303-4760 or Brian Damewood at 540-454-2326 for more information

Need Financing? Please contact Craig Damewood at 703-303-4760 for financing information



ATTN REALTORS: Pre-register by 5pm 2/24/19. Broker participation is compensated!



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