



**Carol, Tracy & Leslie Wilder**

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**McEneaney Associates Realtors©**

**4720-A Lee Highway**

**Arlington, VA 22207**

**703-525-1900**

**1301 Croton Drive  
Alexandria, VA 22308**

*Beautifully maintained for 45 years by the present owners, this immaculate home in sought-after Waynewood features an updated eat-in Kitchen with white raised-panel cabinets, 3 Bedrooms, 2 Full Baths, hardwood floors on 2 levels (under carpet), spacious Living Room with gas fireplace, separate Dining Room, daylight Recreation Room with walk-out stairs to large, level backyard with patio, plus 2-car carport with shed & attic storage.*

**3wilders.com**

*Specializing in the marketing of fine residential properties.*

*All information is deemed accurate, but as it is provided by third parties, it is not guaranteed.*



*1301 Croton Drive, Alexandria, VA 22308*





# PROPERTY INFORMATION

1301 Croton Drive

List Price \$524,900

Alexandria, VA 22308

VIRTUAL TOUR @ 3WILDERS.COM

## Property Highlights

- Immaculate 3-bedroom home in sought-after Waynewood neighborhood
- Corner lot with 13,007 square feet
- 2-car carport with attic storage & shed plus concrete drive with ample parking
- Fenced, flat backyard with patio, lush landscaping & mature trees
- Double-pane vinyl replacement windows
- Updates: Kitchen, Carport Addition, Roof, Vinyl Siding, Windows, HVAC, Dishwasher
- Easy access to GW Parkway, Fort Hunt Road & Route 1
- Minutes to Huntington Metro - Plan your commute @ [www.wmata.com](http://www.wmata.com)

## Main Level

- Remodeled eat-in Kitchen featuring frosty white raised-panel cabinetry with glass-front cabinets, white appliances & walk-out to backyard & carport
- Spacious Living Room with gas fireplace & large windows
- Formal Dining Room overlooking back yard
- Hardwoods under carpet in Living Room & Dining Room

## Upper Level

- Master Bedroom with hardwoods floors & access to Full Bath
- Bedrooms #2 & #3, both with hardwood floors under the carpet
- Full Bath with shower/tub
- Hardwoods under carpet in all three bedrooms—exposed in Master Bedroom

## Lower Level

- Daylight Recreation Room with walk-out stairs to backyard
- Full Bath with brand new tub/shower
- Utility/Laundry Room with additional storage space

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McEneaney Associates ~ Carol, Tracy & Leslie Wilder ~ Tel: 703-786-8635 ~ Fax: 703-717-5763



# IMPORTANT CONTRACT INFO

1301 Croton Drive

List Price \$524,900

Alexandria, VA 22308

VIRTUAL TOUR @ 3WILDERS.COM

**Seller(s):** Ryder A. & Paula Martin, Trustees

**Property Address:** 1301 Croton Drive  
Alexandria, VA 22308

**Legal Description:** Tax Map: 1024 05150001  
Tax ID: 102-4-5-15-1  
Lot: 1  
Block: 15  
Section: 2  
Legal Subdivision: Waynewood  
Deed Liber: 13125  
Deed Folio: 164

**Listing Agent Information**  
**for Page 10 of Sales Contract:**

Agent Name: Carol Wilder  
Agent ID: 17060  
Broker Code: MCE06  
Broker: McEneaney Associates  
Address: 4720-A Lee Hwy  
Arlington, VA 22207  
Office: 703-717-6359  
Fax: 703-717-5763  
Email: info@3wilders.com

**Listing Agent Information**  
**for Page 1 of VA Jurisdictional:**

Same as above

**Property Details:** See attached "List of Conveyances"

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# LIST OF CONVEYANCES

1301 Croton Drive, Alexandria, VA 22308

**8. UTILITIES - WATER, SEWAGE, HEATING AND CENTRAL AIR CONDITIONING** (Check all that apply)

Water Supply:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private Well	<input type="checkbox"/> Community Well
Sewage Disposal:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Septic for # BR _____	<input type="checkbox"/> Community Septic <input type="checkbox"/> Alternative Septic for # BR _____
Hot Water:	<input type="checkbox"/> Oil	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Elec. <input type="checkbox"/> Other _____
Air Conditioning:	<input type="checkbox"/> Oil	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Elec. <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other _____ <input type="checkbox"/> Zones _____
Heating:	<input type="checkbox"/> Oil	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Elec. <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other _____ <input type="checkbox"/> Zones _____

**9. PERSONAL PROPERTY AND FIXTURES** The Property includes the following existing personal property and fixtures: built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic and exhaust fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, window treatment hardware, smoke and heat detectors, TV antennas, exterior trees and shrubs. Unless otherwise agreed to in writing, all surface or wall mounted electronic components/devises **DO NOT** convey. If more than one of an item convey, the number of items is noted.

The items marked YES below are currently installed or offered.

Yes	No		Yes	No		Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Alarm System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Satellite Dish
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>  1  </u> Built-in Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Furnace Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Storage Shed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>  1  </u> Ceiling Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Garage Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>  1  </u> Stove or Range
<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Central Vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ w/remote	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Trash Compactor
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>  1  </u> Clothes Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>  1  </u> Gas Log	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Wall Oven
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>  1  </u> Clothes Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Hot Tub, Equip & Cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Water Treatment System
<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Cooktop	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Window A/C Unit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>  1  </u> Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Playground Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Window Fan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>  1  </u> Disposer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Pool, Equip & Cover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>  ALL  </u> Window Treatments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Electronic Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>  1  </u> Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Wood Stove
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>  1  </u> Fireplace Screen/Door	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ w/ice maker			

**OTHER** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**AS IS ITEMS** - Seller does not warrant the condition or working order of the following items and/or systems:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

If entire Property is sold "As Is," appropriate addendum must be attached.

**LEASED ITEMS**

Any leased items, systems or service contracts (including, but not limited to, fuel tanks, water treatment systems, lawn contracts, security system monitoring, and satellite contracts) **DO NOT CONVEY** absent an express written agreement by Purchaser and Seller. The following is a list of the leased items within the Property:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



The undersigned owner(s) makes no representations with respect to whether the property is within a dam break inundation zone and the purchaser(s) is advised to exercise whatever due diligence the purchaser(s) deems necessary with respect to whether the property resides within a dam break inundation zone, including a review of any map adopted by the locality depicting dam break inundation zones.

The undersigned owner(s) makes no representations with respect to the presence of any stormwater detention facilities located on the property and the purchaser(s) is advised to exercise whatever due diligence the purchaser(s) deems necessary to determine the presence of any stormwater detention facilities on the property, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to that contract.

The undersigned owner(s) represents that there are no pending enforcement actions pursuant to the Uniform Statewide Building Code (§ 36-97 et seq.) that affect the safe, decent, and sanitary living conditions of the real property described above of which the owner has been notified in writing by the locality, nor any pending violation of the local zoning ordinance which the violator has not abated or remedied under the zoning ordinance, within a time period set out in the written notice of violation from the locality or established by a court of competent jurisdiction, except as disclosed on this statement.

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**Additional Written Disclosure Requirements**

**Section 55-518.B.** contains other disclosure requirements for transfers involving the first sale of a dwelling because the first sale of a dwelling is exempt from the disclosure requirements listed above. The builder of a new dwelling shall disclose in writing to the purchaser thereof all known material defects which would constitute a violation of any applicable building code.

In addition, for property that is located wholly or partially in any locality comprising Planning District 15, the builder or owner, if the builder is not the owner of the property, shall disclose in writing whether the builder or owner has any knowledge of (i) whether mining operations have previously been conducted on the property or (ii) the presence of abandoned mines, shafts, or pits, if any.

The disclosures required by this subsection shall be made by a builder or owner (i) when selling a completed dwelling, before acceptance of the purchase contract or (ii) when selling a dwelling before or during its construction, after issuance of a certificate of occupancy. Such disclosure shall not abrogate any warranty or any other contractual obligations the builder or owner may have to the purchaser. The disclosure required by this subsection may be made on this disclosure form. If no defects are known by the builder to exist, no written disclosure is required by this subsection.

**Section 55-519.1** contains a disclosure requirement for properties located in any locality in which there is a military air installation.

**Section 32.1-164.1:1** contains a disclosure requirement regarding the validity of septic system operating permits.

See also the **Virginia Condominium Act (§ 55-79.39 et seq.)**, the **Virginia Cooperative Act (§ 55-424 et seq.)** and the **Virginia Property Owners' Association Act (§ 55-508 et seq.)**.

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.

Paula S. Martin  
Owner Date  
Paula Martin, Trustee

Ryder A. Martin <sup>PK</sup> <sub>POA</sub>  
Owner Date  
Ryder A. MARTIN, Trustee

The purchaser(s) acknowledge receipt of a copy of this disclosure 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 7/09

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

For the sale of the Property at: 1301 Croton Dr, Alexandria, VA 22308

**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)**

*A. RAM* (a)  
*P. Wilders*

Presence of lead-based paint and/or lead-based paint hazards (check one below):  
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):  
 \_\_\_\_\_  
 \_\_\_\_\_

*A. RAM* (b)  
*P. Wilders*

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.  
 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)**

*W* / \_\_\_\_ (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:**

*2/18/10* / *Paula Martin* (SEAL)  
 Date Signature Paula Martin, Trustee  
*2/18/10* / *Ryder A. Martin* (SEAL)  
 Date Signature Ryder A. Martin, Trustee  
*2/18/10* / *Carol Wilders* (SEAL)  
 Date Signature of Listing Associate  
 3Wilders/Carol Wilder

**PURCHASER:**

\_\_\_\_ / \_\_\_\_ (SEAL)  
 Date Signature  
 \_\_\_\_ / \_\_\_\_ (SEAL)  
 Date Signature  
 \_\_\_\_ / \_\_\_\_ (SEAL)  
 Date Signature of Selling Associate



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NVAR - 1034 - 9/96

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Martin, Paula