

Client Full

448 Overlook Dr, Occoquan, VA 22125

Coming Soon

Residential

\$460,000



Recent Change: **09/21/2024 : Coming Soon : ->C/S** **Expected On Market Date: 09/27/24**
Upcoming OH: Public: Sat Sep 28, 1:00PM-4:00PM **Method: In-Person Only**

MLS #:	VAPW2080120	Beds:	2
Tax ID #:	8393-54-8735.01	Baths:	2 / 1
Ownership Interest:	Condominium	Above Grade Fin SQFT:	1,710 / Assessor
Association:	Condo/Coop	Price / Sq Ft:	269.01
Unit Entry Floor:	1	Year Built:	1997
Structure Type:	Unit/Flat/Apartment	Property Condition:	Excellent
W/D Hookup YN:	Yes	Style:	Contemporary
Levels/Stories:	1	Central Air:	Yes
Furnished:	No	Basement:	No
Unit Building Type:	Garden 1 - 4 Floors		
Waterfront:	No		
Views:	Trees/Woods, Valley, Water		
Garage:	No		

Location

County:	Prince William, VA	School District:	Prince William County Public Scho
In City Limits:	No	High School:	Woodbridge
Legal Subdivision:	OCOQUAN POINTE CONDO	Middle/Junior School:	Fred M. Lynn
Subdiv / Neigh:	OCOQUAN POINTE	Elementary School:	Occoquan
Building Name:	OCOQUAN POINTE CONDO		

Waterfront / Water Access

Water Body Type: River

Association / Community Info

Condo/Coop Assoc:	Yes	Condo/Coop Fee:	\$441.00 / Monthly
Condo/Coop Name:	Occoquan Point Condominium Unit Owners Association	Association Recreation Fee:	No
Association Fee Incl.:	Exterior Building Maintenance, Insurance, Lawn Care Front, Lawn Care Rear, Lawn Care Side, Management, Parking Fee, Pool(s), Reserve Funds, Sewer, Snow Removal, Trash, Water Club House, Community Center, Extra Storage, Fitness Center, Pool - Outdoor, Reserved/Assigned		
Amenities:	Parking, Swimming Pool		

Taxes and Assessment

Tax Annual Amt / Year:	\$4,322 / 2024	Tax Assessed Value:	\$426,000 / 2024
County Tax:	\$3,919 / Annually	Imprv. Assessed Value:	\$312,000
City/Town Tax:	Annually	Land Assessed Value:	\$114,000
Clean Green Assess:	No	Special Assmt:	\$317.37 / Annually
Refuse Fee:	\$50	Tax Other Annual Assmt:	\$195
Zoning:	R6	Land Use Code:	027
		Tax Phase:	10

Rooms

				Bed	Bath
Living Room:	Main	18 x 12, Fireplace - Wood Burning	Main	2	2 Full, 1 Half
Family Room:	Main	19 x 15			
Dining Room:	Main	19 x 11			
Kitchen:	Main	16 x 11			
Primary Bedroom:	Main	16 x 12			
Bedroom 2:	Main	14 x 12			
Laundry:	Main				

Building Info

Above Grade Fin SQFT: 1,710 / Assessor
Total Fin SQFT: 1,710 / Assessor
Tax Total Fin SQFT: 1,710
Total SQFT: 1,710 / Assessor
Wall & Ceiling Types: Dry Wall

Construction Materials: Vinyl Siding
Flooring Type: Carpet, Ceramic Tile, Hardwood
Roof: Asphalt

Lot

Views: Trees/Woods, Valley, Water

Parking

Total Parking Spaces: Unknown Features: Parking Lot, Assigned, Paved Parking

2 Assigned Parking Space(s): 104 & 105

Interior Features

Interior Features: Fireplace(s): 1, Fireplace - Glass Doors, Mantel(s), Wood; Built-In Microwave, Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Microwave, Oven/Range - Electric, Refrigerator, Stove, Washer, Water Heater; Accessibility Features: None; Dryer In Unit, Washer In Unit

Exterior Features

Exterior Features: Balcony, Deck(s); Pool: Yes - Community

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Heat Pump(s); Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Public: Open House Saturday, September 28 from 1-4pm

Welcome to this stunning 2-bedroom, 2.5-bath single-level condo that has been thoughtfully updated and meticulously maintained. The expansive open floor plan seamlessly connects the living room, family room, and dining area to the grand gourmet kitchen, making it an ideal space for entertaining and everyday living. The kitchen features brand-new appliances, ample bar top seating, and plenty of storage.

The luxurious owner's suite offers a decadent bath with modern finishes, while the private balcony invites you to unwind and enjoy picturesque views of the valley and Occoquan River.

Located just steps away from the charming local shops, restaurants, and scenic waterfront of historic Occoquan, this home offers a unique blend of tranquility and convenience. Enjoy easy access to major commuting routes, just 5 minutes from I-95 and 8 minutes to the VRE, making it ideal for those seeking both a peaceful retreat and a prime location.

Additional amenities include two reserved parking spaces, a clubhouse, a pool, and access to walking trails. This exceptional property is not just a home—it's a lifestyle.

Directions

Park in spot 104 or 105 or one of the visitor spots.

Listing Details

Vacation Rental:	No	DOM:	0
Sale Type:	Standard	Listing Terms:	All Negotiation Thru Lister
Listing Term Begins:	09/20/2024	Expected On Market Date:	09/27/24
Possession:	Settlement	Lease Considered:	No
Acceptable Financing:	Cash, Conventional, FHA, VA	Home Warranty:	No
Federal Flood Zone:	No	Pets Allowed:	Yes
		Pet Restrictions:	No Pet Restrictions
		Seller Concessions:	Yes

Public: 09/28/2024 1:00PM-4:00PM Method: In-Person Only

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2024. Created: 09/25/2024 01:30 PM

