



448 Overlook Drive Occoquan, VA 22125

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HAGAN REALTY





Exterior

### Property Details



Bedrooms  
**2 Bedrooms**



Full Bathrooms  
**2 Full**



Half Baths  
**1 Half**



Home Size  
**1,710 SQFT**



Levels  
**1 Level**



Year Built  
**1997**



Parking  
**2 Reserved Spots  
\$5/year**



Hot Water  
**Rheem Performance  
50 Gallon**



HVAC  
**Carrier Heat  
Pump**



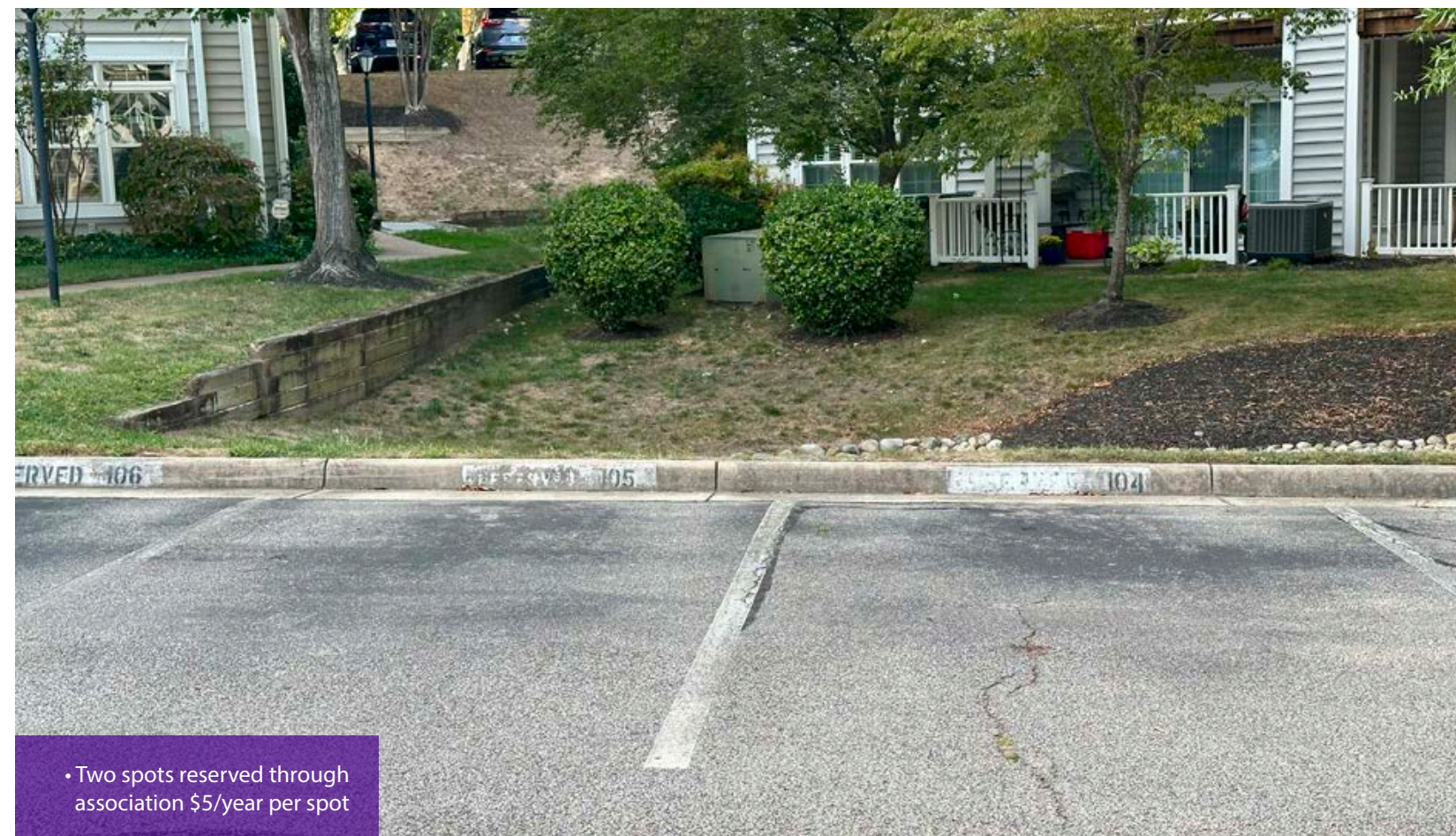
Taxes  
**\$4,328/year**



Condo Fee  
**\$441/month**



Schools  
**Occoquan ES  
Fred M. Lynn MS  
Woodbridge HS**



• Two spots reserved through association \$5/year per spot



# Balcony





**Main Level**





## Foyer



- Wood burning fireplace
- Plantation shutters

## Living Room



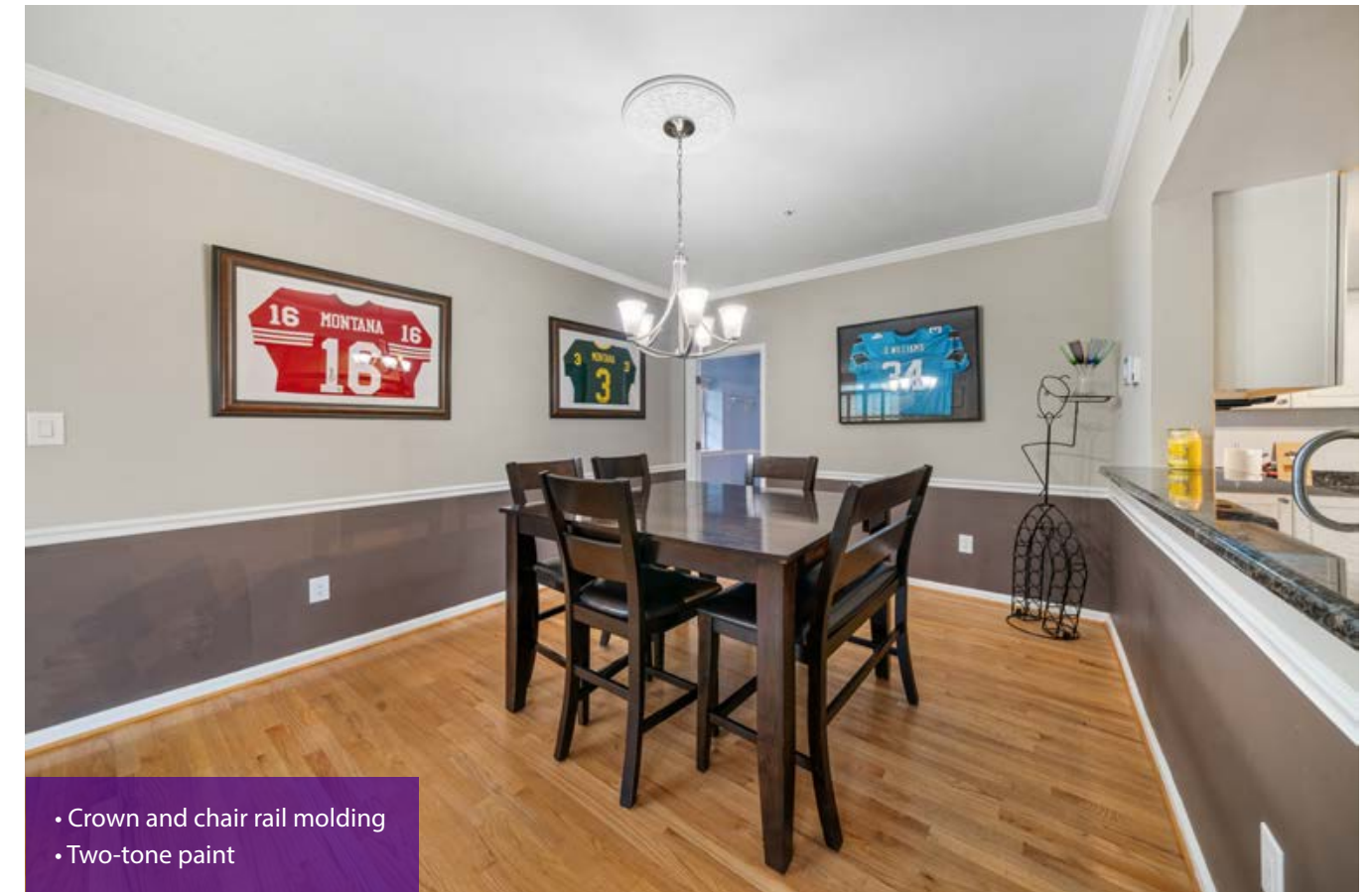
- Crown molding
- Oak hardwood floors



## Family Room



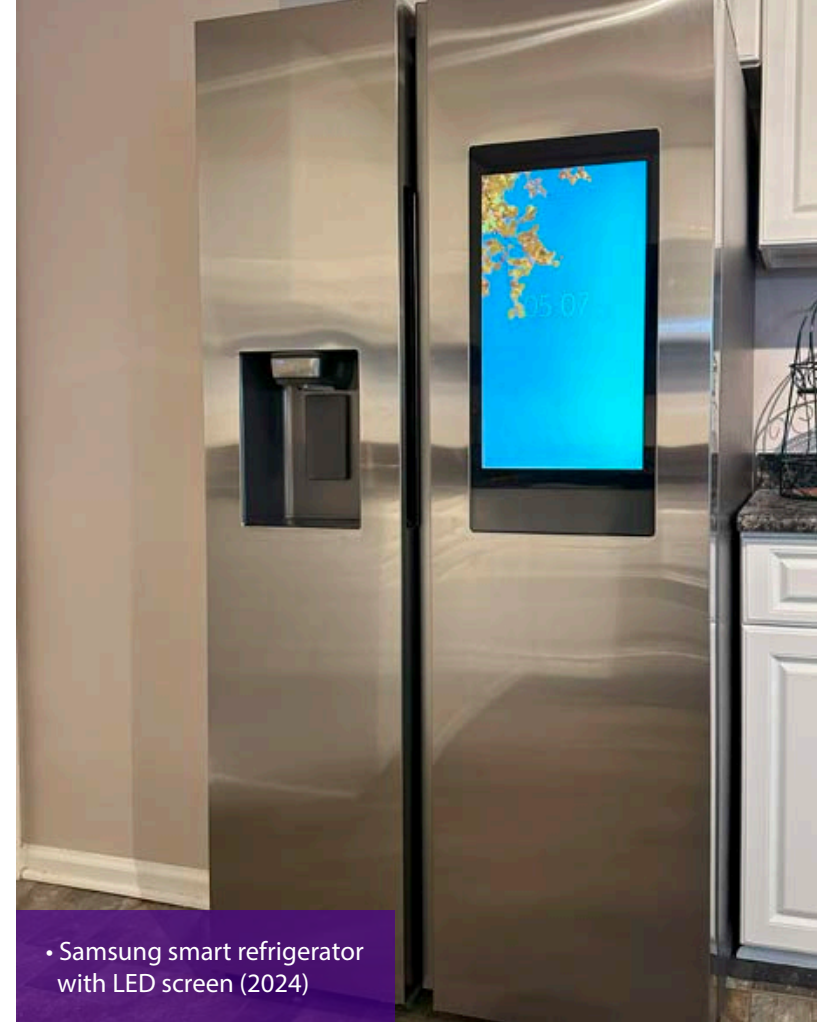
## Dining Room



- 5-Light, brushed nickel chandelier
- Oak hardwood floors



# Kitchen



• Samsung smart refrigerator with LED screen (2024)



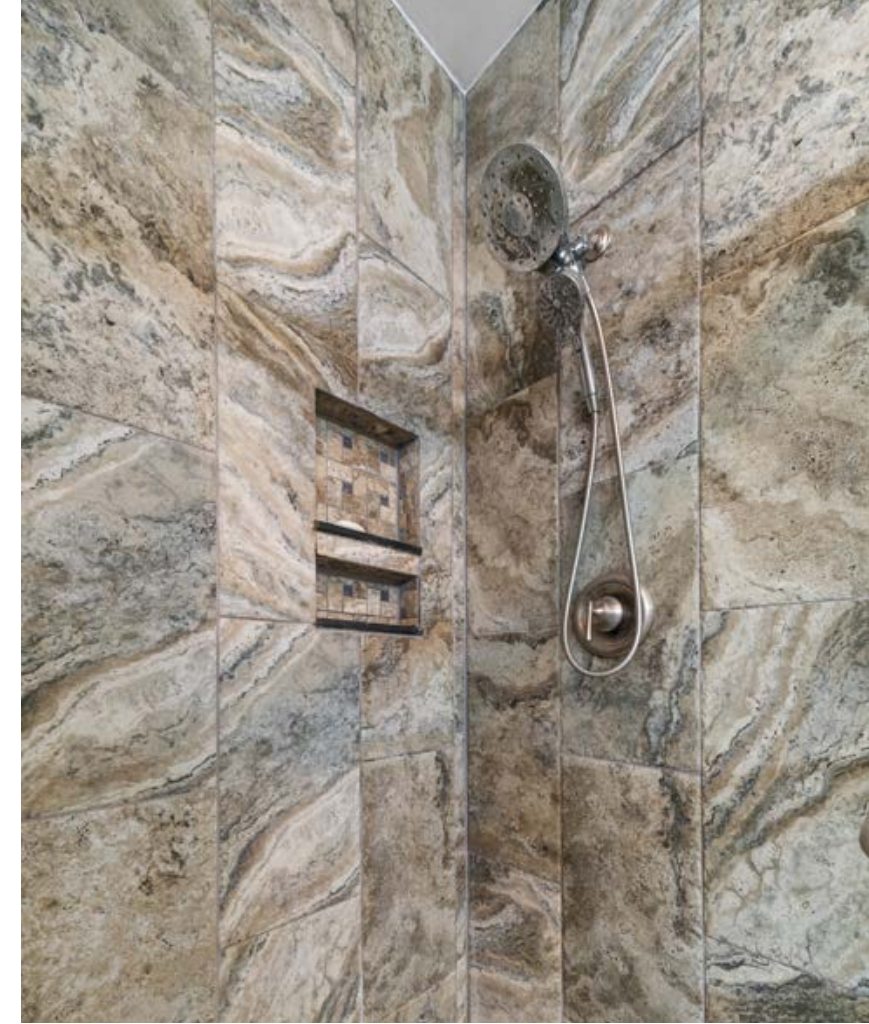
• Samsung microwave (2023)  
• Frigidaire Gallery range



• White cabinets  
• Granite countertop  
• Bartop seating



# Primary Suite





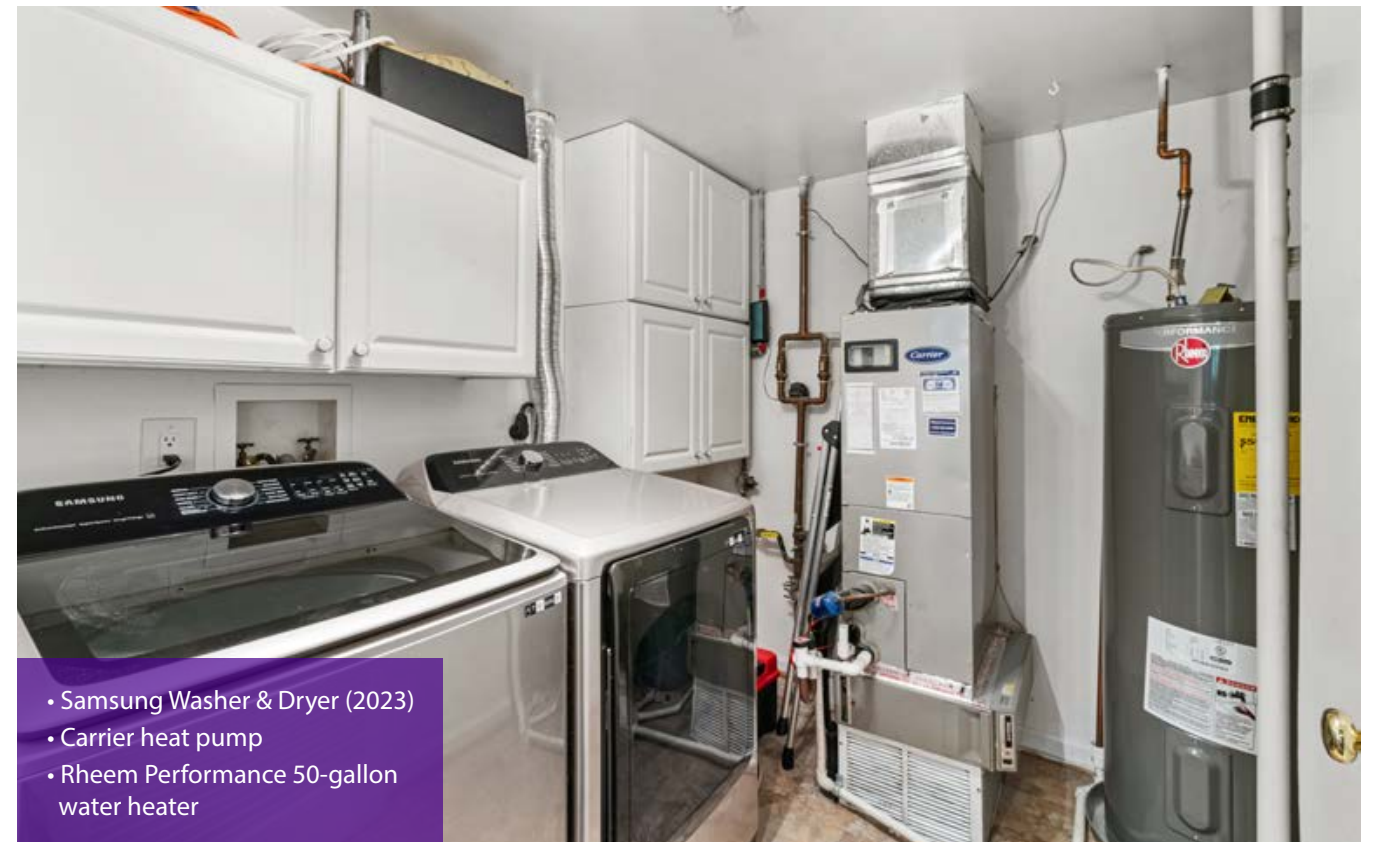
## Second Bedroom



## Second Full Bathroom



## Laundry Room



- Samsung Washer & Dryer (2023)
- Carrier heat pump
- Rheem Performance 50-gallon water heater



# Association



# Around the Area Transportation



Woodbridge VRE Station  
2.7 miles

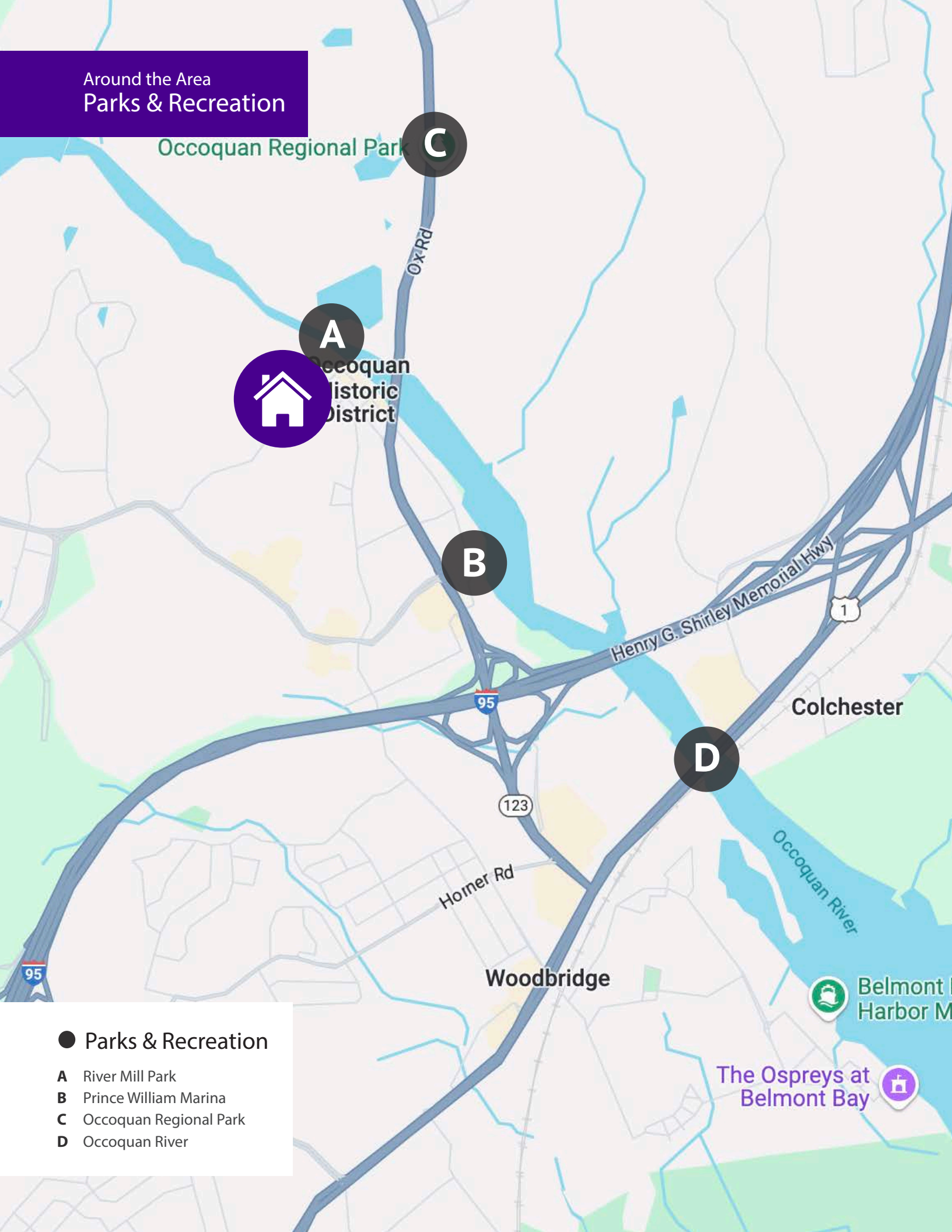








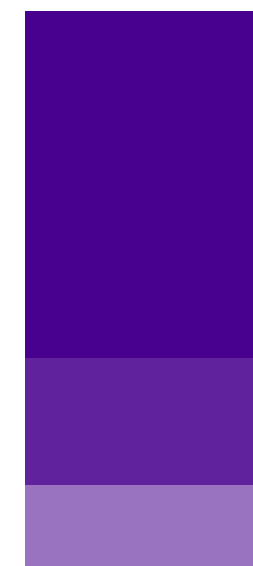
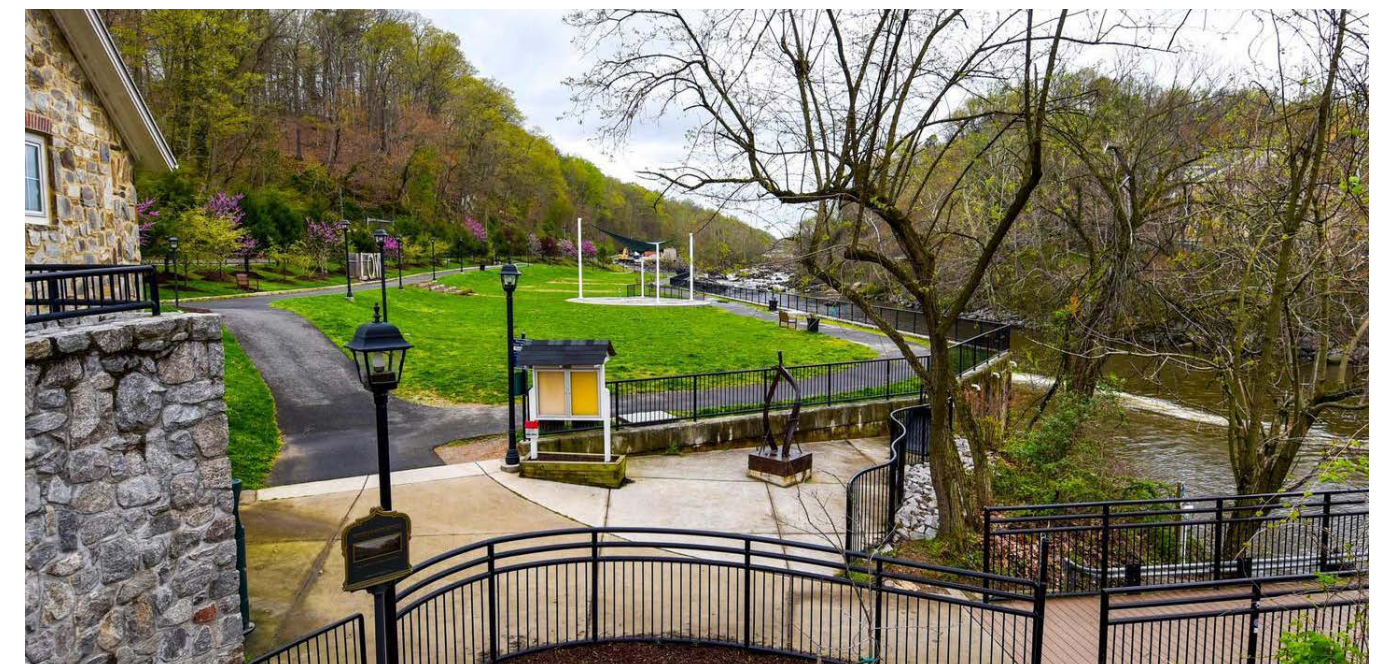
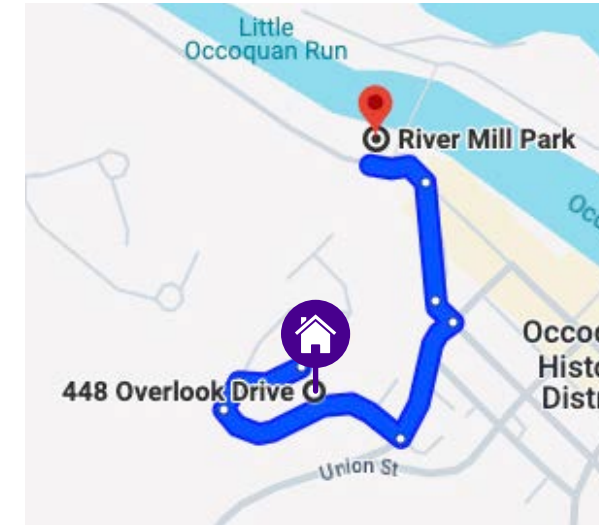
Around the Area  
Parks & Recreation



● Parks & Recreation

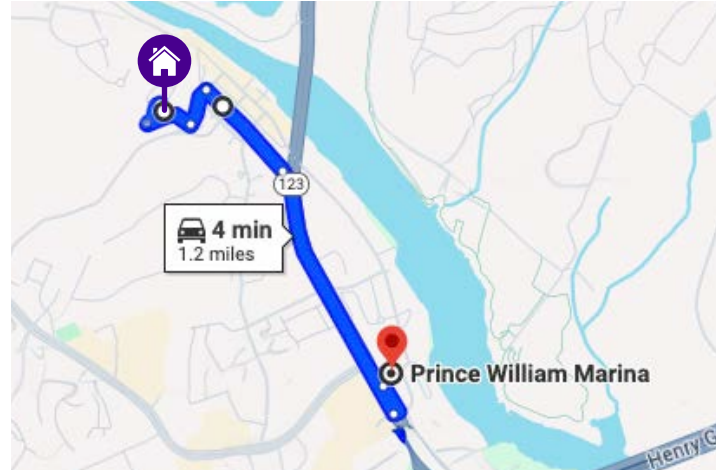
- A River Mill Park
- B Prince William Marina
- C Occoquan Regional Park
- D Occoquan River

River Mill Park – 0.4 miles

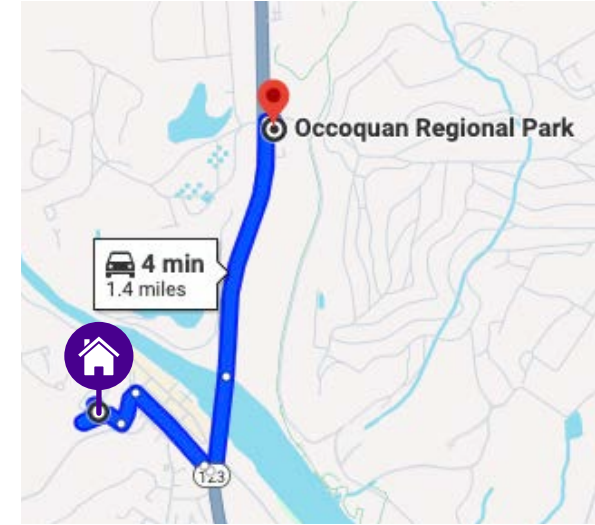




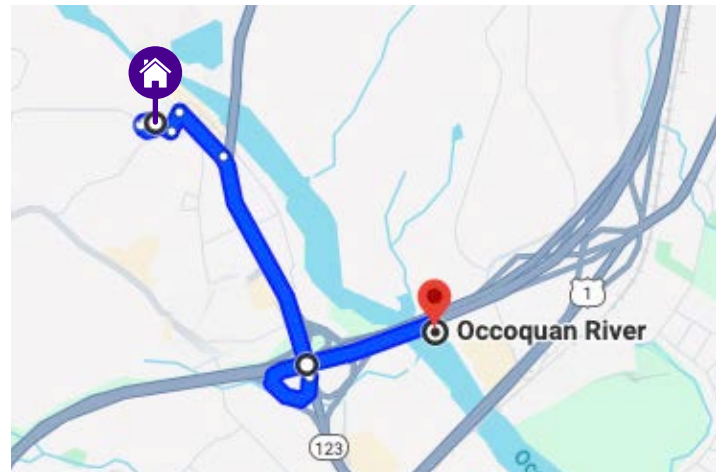
Prince William Marina – 1.2 miles



Occoquan Regional Park – 1.4 miles



Occoquan River – 2.3 miles

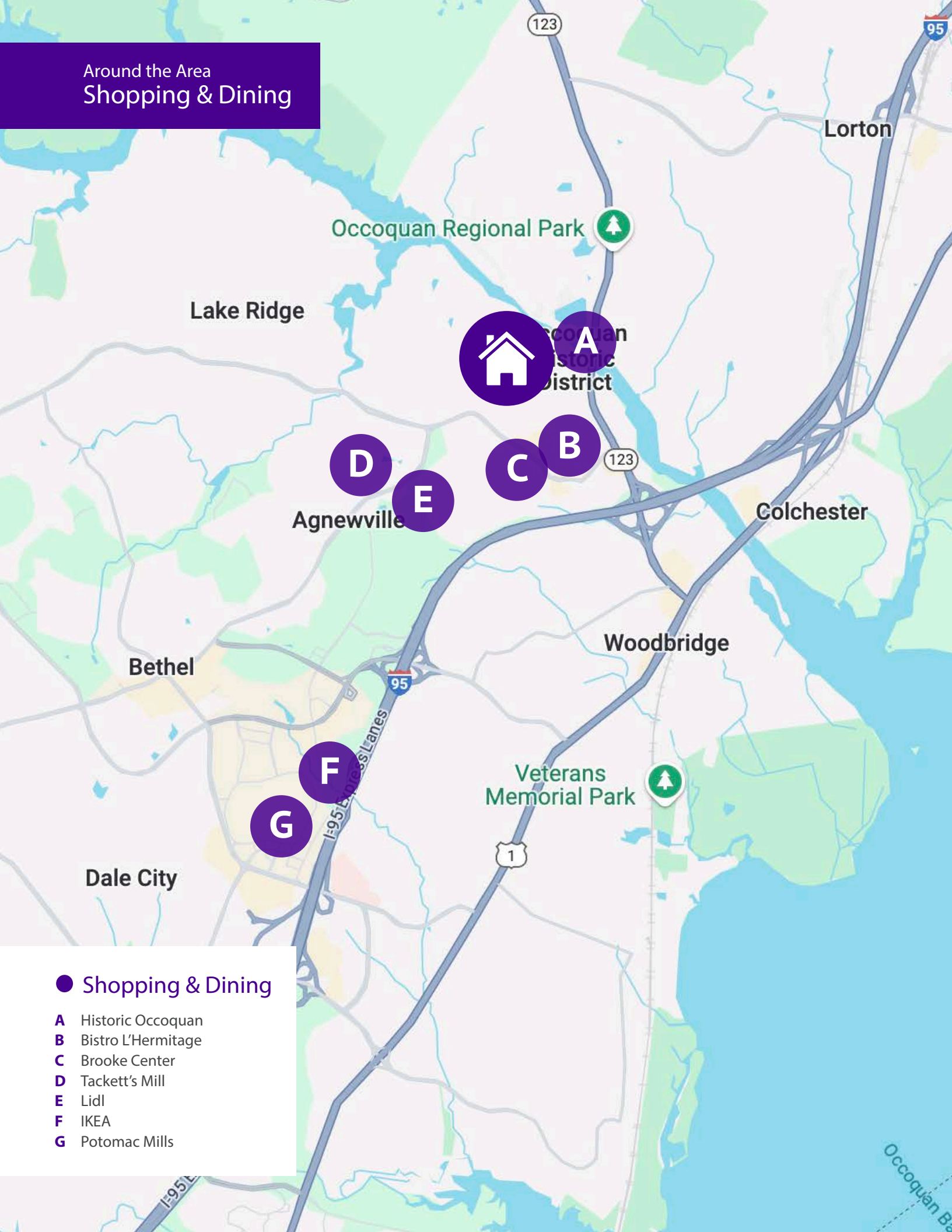








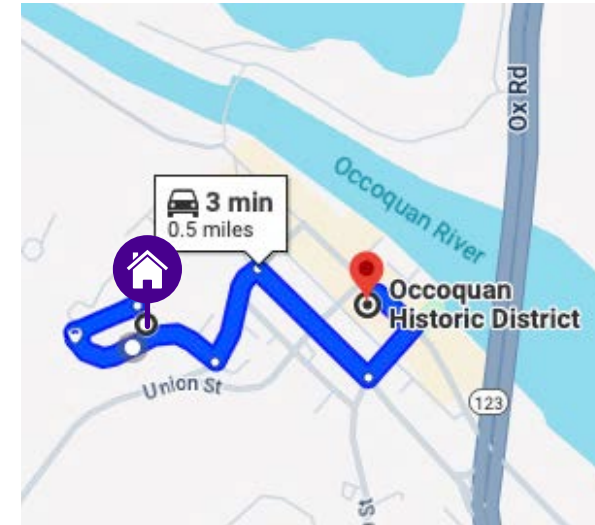
Around the Area  
Shopping & Dining



● Shopping & Dining

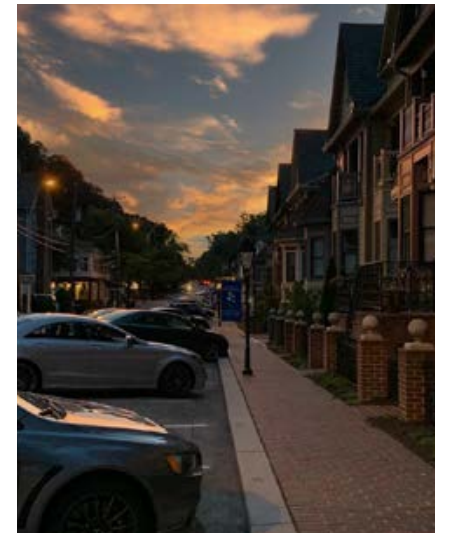
- A Historic Occoquan
- B Bistro L'Hermitage
- C Brooke Center
- D Tackett's Mill
- E Lidl
- F IKEA
- G Potomac Mills

Historic Occoquan – 0.5 miles



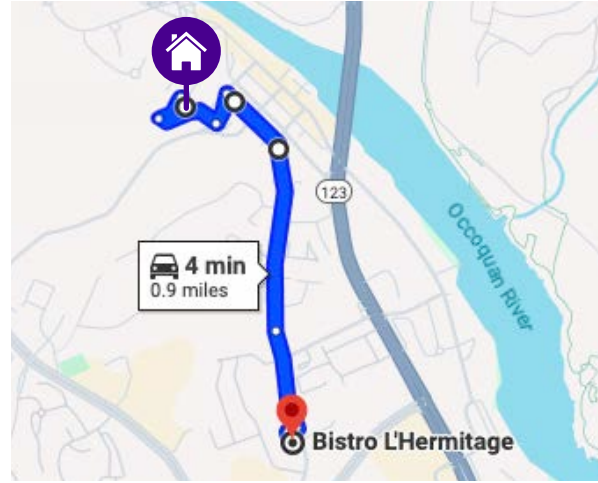


Historic Occoquan – 0.5 miles

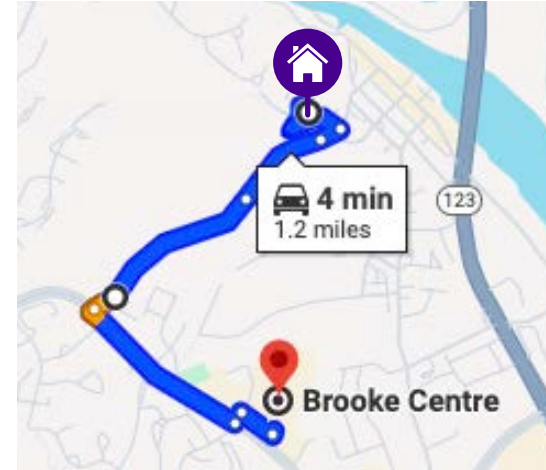




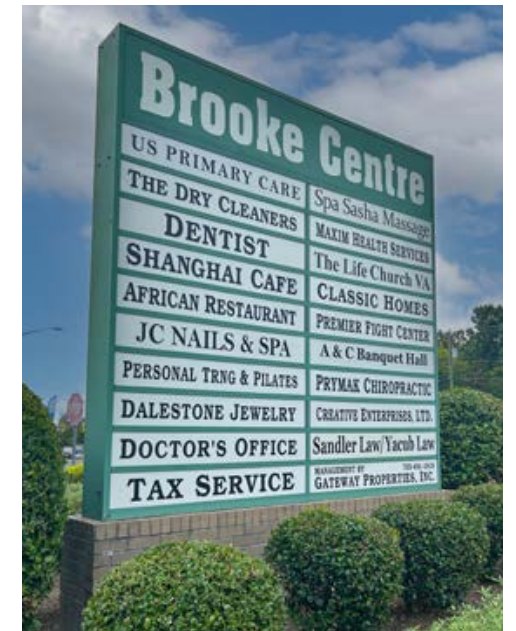
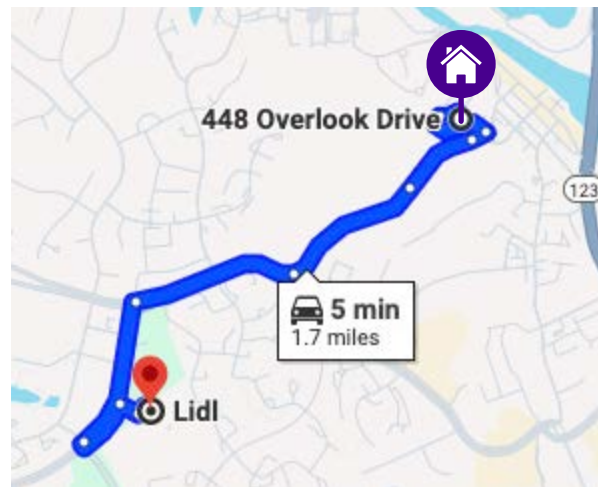
Bistro L'Hermitage – 0.9 miles



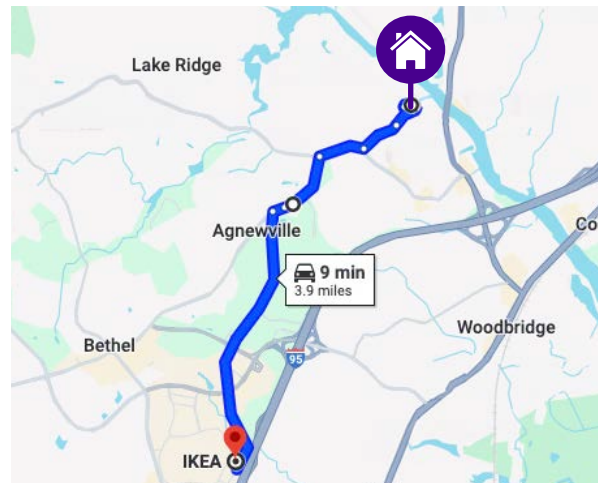
Brooke Center – 1.2 miles



Lidl – 1.7 miles

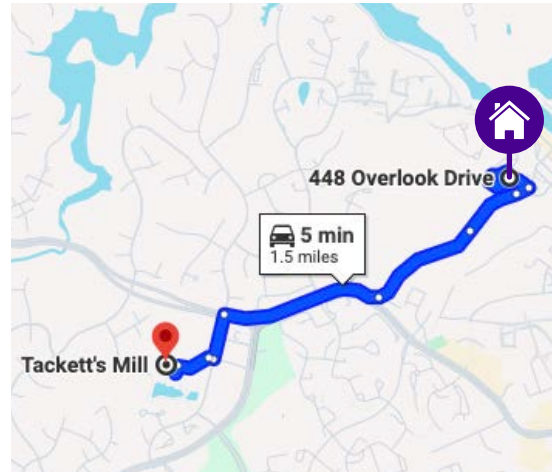


IKEA – 3.9 miles

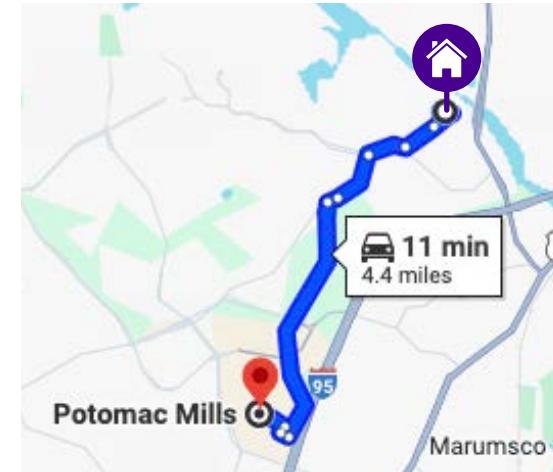




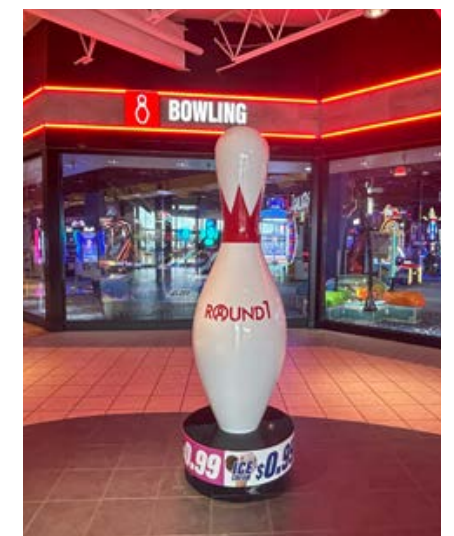
Tackett's Mill – 1.5 miles



Potomac Mills – 4.4 miles











# Thinking of Selling Your Home?

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## Services Include

- HDR Photos
- 3D Tours
- 4K Property Tours
- Property Guides
- Targeted Social Ads
- Custom Websites
- Site Maps
- Arial Imagery
- Floor Plans
- Open Houses
- MLS Syndication
- Custom Signs

In an ever-evolving real estate market, Hagan Realty stands out as your go-to partner for selling your home at the best price, in the least time, and with unparalleled success. We go beyond just putting a 'For Sale' sign on your lawn.

Our in-house experts utilize state-of-the-art HDR photography, 4K video, and 3D tours to make your property shine in its best light. Forget generic listings; every home gets a custom website focused solely on showcasing its unique features, and we employ targeted social media ads to reach potential buyers across multiple platforms. We arm visiting buyers with comprehensive property guides-detailing everything from your home's amenities to the local schools-and our open houses effectively reach nearly half of all home buyers. From the sky with FAA-licensed

drone pilots to the ground with full-color, furnished floor plans, we've got every angle covered. If you want your property to stand out and attract top-dollar offers, let Hagan Realty's unmatched tools and expertise work for you.

**Contact us today to learn more.**

*If you are currently under a written contract to use another real estate broker exclusively, please disregard this notice. It is not our intention to solicit other real estate brokers' clients.*

## Thank You for Visiting

Thank you for viewing my listing here at 448 Overlook Drive.

If you have any questions regarding this property, or would like to make an offer, please either contact me directly or have your agent do so if you are represented.

**Jed Williams**  
Principal Broker

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