

ALL ABOUT 8026 ROCKY RUN ROAD

UPDATES AND UPGRADES

- New Roof and Encapsulated extra-wide Guttering System
(Labor Transferrable warranty on roof/gutters Until 8/2022 2022)
- New Refrigerator 2021
- New Hot Water Heater 2021
- HVAC Serviced 2021
- Driveway re-coated 2021
- All New Insulation Replacement in Attic/Crawl Space - 1/2021

SCHOOLS BOUNDARY 2021-2022

- Elementary: Piney Branch
- Middle: Gainesville
- High (9 -11th grade): Gainesville
- High (12th grade): Patriot

HOMEOWNERS ASSOCIATION

\$119 Paid Each Quarter (4 times per year) The MLS states quarterly amount.
\$39.66 is the estimated monthly amount for your clients reference of they would like to know the fee structure on a monthly basis

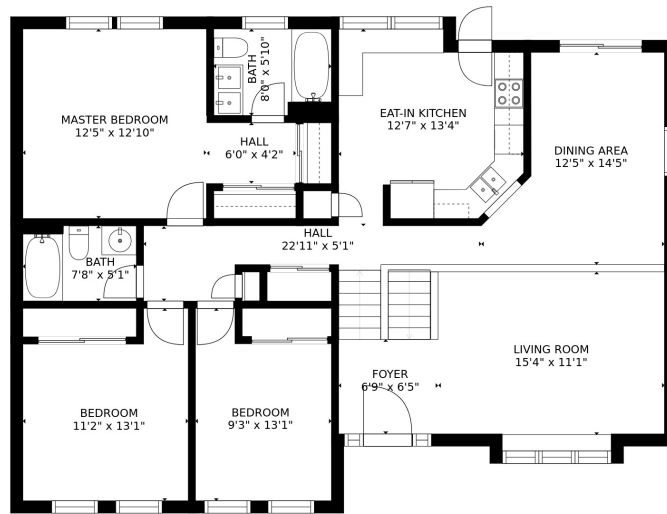
Rocky Run Homeowners Association

Managed by Sequoia Management

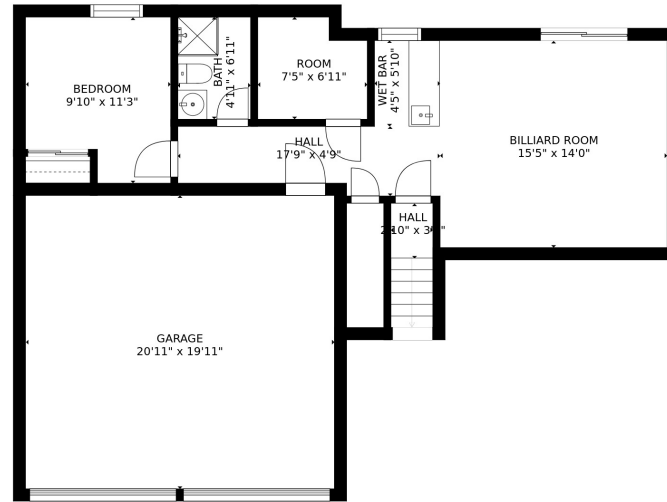
<https://www.rockyrunhoa.com>

EASEMENT NOTIFICATION

There is an easement to the left of the home (garage side) for the drainage system with Prince William County. This is considered part of the property, but is not fenced with the rest of the backyard to provide open access for the county.



FLOOR 2

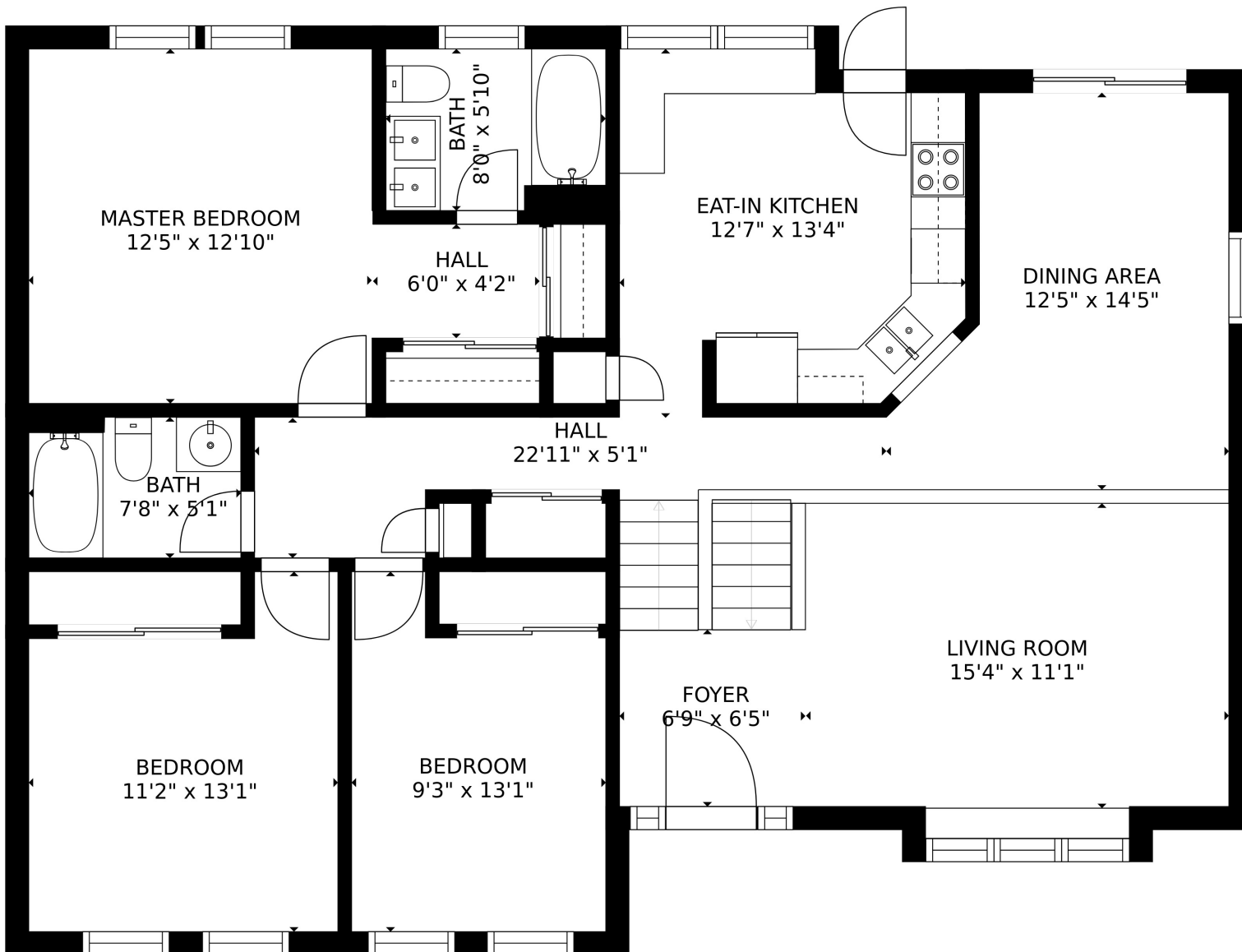


FLOOR 1

Estimated areas

GLA FLOOR 1: 688 sq. ft, excluded 462 sq. ft
 GLA FLOOR 2: 1404 sq. ft, excluded 0 sq. ft
 Total GLA 2092 sq. ft, total scanned area 2554 sq. ft

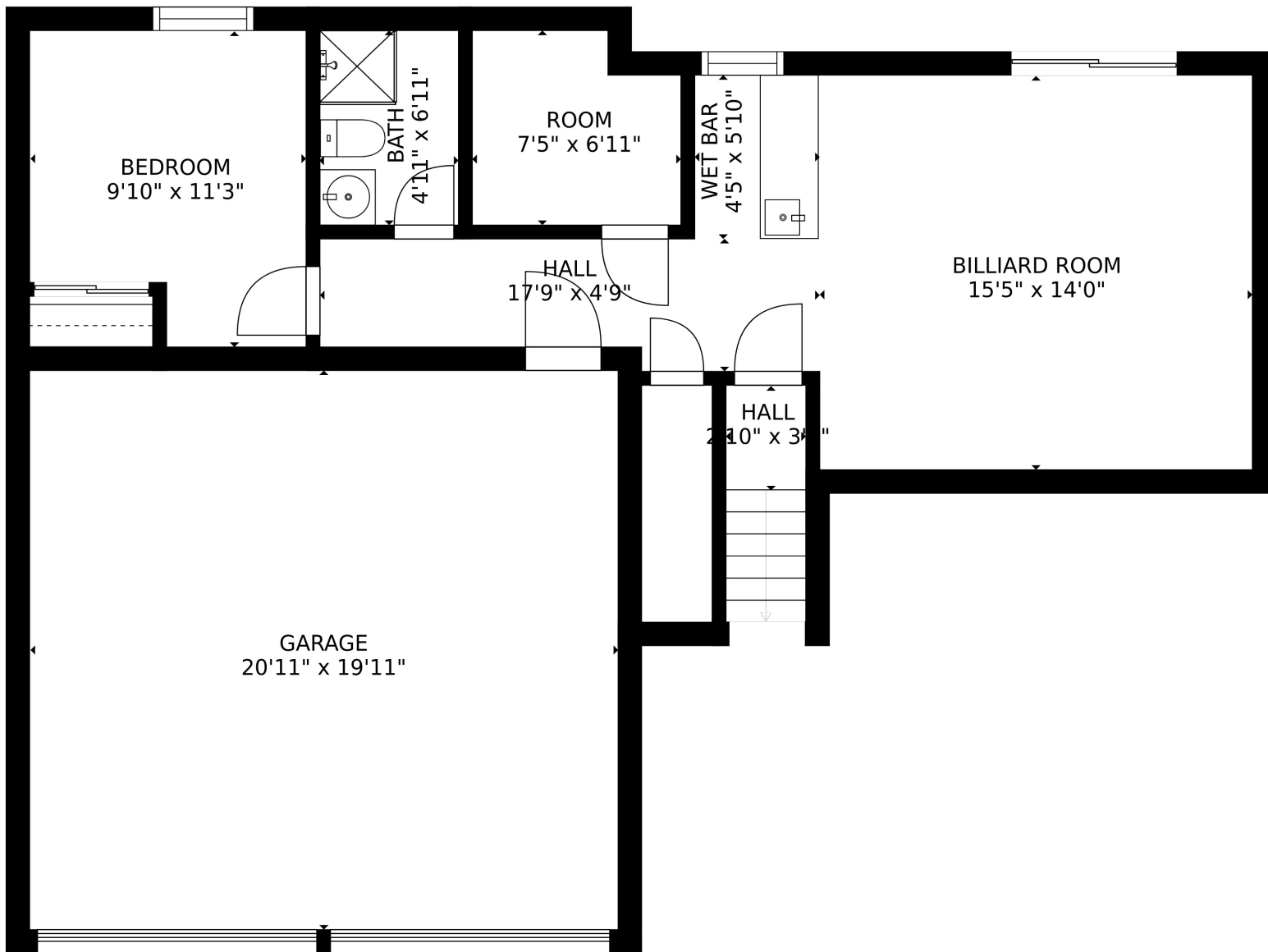
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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