

24084 STONE SPRINGS BLVD, STERLING, VA 20166



FEATURES:

- LOT SIZE .98 ACRES OR 42,689 SF
- TWO STORY HOUSE APPROXIMATELY 2,328 SF, FULLY RENOVATED 2020, THE BACK PORTION ORIGINALLY CONSTRUCTED AS PIONEER CABIN IN THE EARLY 1700'S. THE NEWER SECTION WAS BUILT IN THE 1850'S.
- RENOVATING THE HOUSE WITH THE FLEXIBILITY TO USE FOR OFFICE OR RESIDENCE
- ZONING RURAL COMMERCIAL, RC
- ONE EXISTING STORAGE SHED APPROXIMATELY 1,000 SF
- UTILITIES, PUBLIC WATER AND SEWER
- SALE PRICE \$1,575,000.00

Exclusive Listing By:



703-544-1013

DAVID AUSTIN EXT 114

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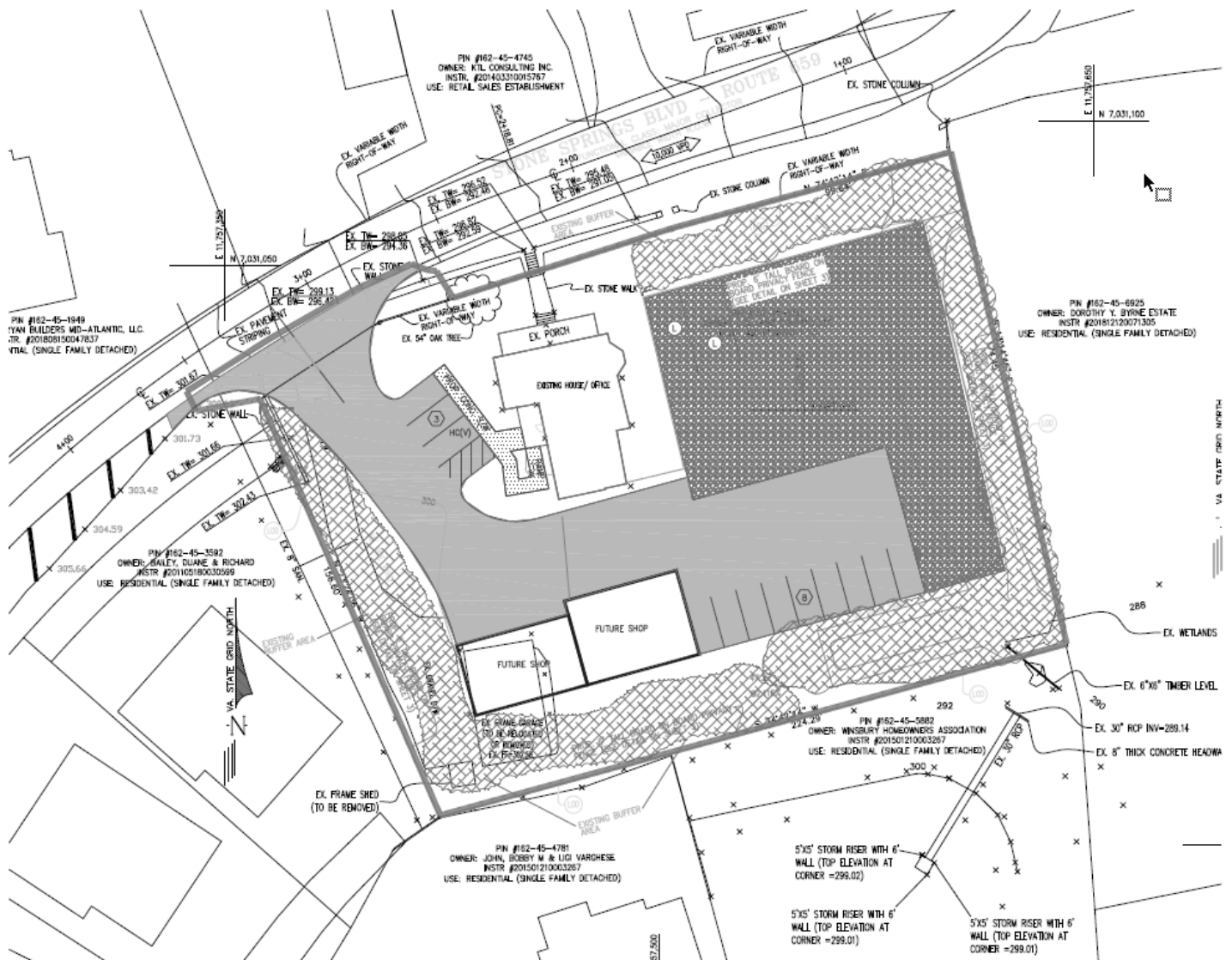
- RENOVATIONS INCLUDE BUT ARE NOT LIMITED TO COMPLETE GUTTING OF THE HOUSE BACK DOWN TO THE STUDS, NEW ELECTRIC, HVAC, MECHANICAL PLUMBING, ALL FIXTURES, APPLIANCES, FLOORING, LIGHTING, KITCHEN, RESTROOMS, CABINETS, VANITIES, SINKS, ROOF REPAIRS, PAINT, SIDING REPAIRS, CONNECTION TO PUBLIC SEWER AND WATER, FULL INSULATION OF WALLS AND SPRAY FOAM CEILING.

PROPOSED USE: A CONTRACTOR'S SERVICE ESTABLISHMENT LIMITED TO LANDSCAPE CONTRACTOR AND LAWN MAINTENANCE SERVICES. PROVIDING OFFICE, WAREHOUSE, AND STORAGE OF CONTRACTOR VEHICLES AND LANDSCAPE RELATED ITEMS SUCH AS MULCH, GRAVEL, AND SEEDING.

MOVING FORWARD WHAT NEEDS TO HAPPEN TO ACCOMMODATE A MEDIUM SIZE LANDSCAPE COMPANY IS THE FOLLOWING:

- A NEW SITE PLAN WITH EXTENSIVE PROPERTY IMPROVEMENTS IS CONDITIONALLY APPROVED.
- THE SITEWORK IMPROVEMENTS WILL COST APPROXIMATELY 250K.
- THEY ARE PRIMARILY; VDOT APPROVED COMMERCIAL ENTRANCE, SITEWORK, CURB & GUTTER, ASPHALT, SWM.
- THE SITE WAS DESIGNED AS A LOUDOUN COUNTY BRANCH OFFICE FOR A MEDIUM SIZE LANDSCAPE COMPANY.
- THE DESIGN ACCOMMODATES SEVEN TRUCK-TRAILER MOWING RIGS AND 4 STAKE BODY TRUCKS ALONG WITH SPACE FOR LANDSCAPE SUPPLIES AND MATERIALS.
- SCREENING, 6' BOARD ON BOARD PRIVACY FENCE 3 SIDES OF PROPERTY.
- TWO (2) MATERIAL STORAGE BENS, ONE 12' BEN AND ONE 15' BEN.
- PROPOSED SHED 1,200 SF, RELOCATE EXISTING 1,000 SF SHED.
- GRAVEL STORAGE AREA 28,824 SF
- PARKING SPACES 11, HANDICAP 1, LOADING SPACES 2
- WHITE OAK #354

CONDITIONALLY APPROVED SITE PLAN



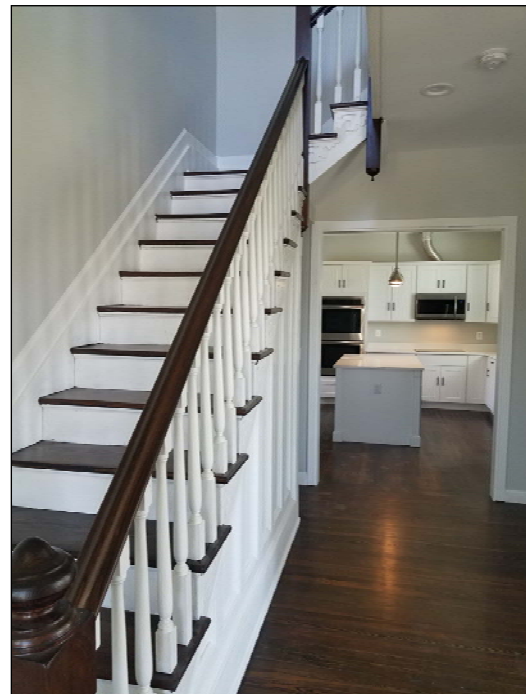


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