THE CASEY SAMSON TEAM

2583 Vintage Crest Ln

Oakton, Virginia

Buyer Pricing Report

6	5 full, 2 half	9,372	6,872	1.72	3	2005
BEDROOMS	BATHROOMS	TOTAL FINISHED SF	ABOVE GRADE SF	ACRE LOT	CAR GARAGE	YEAR BUILT

Totally Renovated

Gourmet kitchen — Calcutta Gold marble, Wolf and Sub-Zero · Renovated spa bath in the owner's suite · New luxury vinyl plank in the lower level, 2026

A New Roof — a $50,000 Replacement

The sellers are replacing the roof · A $50,000 job, done before settlement · The buyer takes a new roof, not a twenty-one-year-old one

A Gourmet Kitchen Built for the House

Calcutta Gold marble countertops · Wolf and Sub-Zero appliances · Large center island and butler's pantry · Breakfast room off the morning room

Owner's Suite with a Private Sitting Room

Dual custom walk-in closets · Renovated spa bath, soaking tub and walk-in shower · Four more bedrooms above grade

Finished Walkout Lower Level

Recreation room and wet bar · Media room · Two bedrooms and a full bath · New luxury vinyl plank flooring, 2026

Outdoor Living on 1.72 Wooded Acres

Expansive deck and stone patio · Outdoor kitchen and fire pit · 9×10 hot tub · Extensive professional hardscaping

Comparable Property Analysis

These qualified comparable properties authenticate the Casey Samson Team value range below.

PROPERTY	BUILT	FINISHED SF	LOT	ASSESSMENT	SALES PRICE
2583 Vintage Crest Ln	**2005**	**6,872**	**75,000 SF**	**$2,228,630**	**—**
2006 Lord Fairfax Rd	2000	5,800	22,910 SF	$2,233,570	**$2,420,000**
10301 Forest Maple Rd	1997	5,716	76,370 SF	$1,836,270	**$2,179,200**
2207 Aryness Dr	1996	5,674	75,000 SF	$1,852,280	**$2,160,000**
3703 Waples Crest Ct	2001	6,923	96,069 SF	$1,740,720	**$2,125,000**
Age & Size Average	**2001**	**6,249**	**64,820 SF**	**$1,993,122**	**$2,263,832**
Price Range Average	**1999**	**6,028**	**67,587 SF**	**$1,915,710**	**$2,221,050**

Authenticated Values™

Built 2005 · 6,872 SF · Assessment $2,228,630

CUSTOMARY VALUE	PREMIUM VALUE
$2,650,335	$2,862,361

Features & Updates

TOP FEATURES

- 6 bedrooms, 5 full and 2 half baths — 9,372 total finished square feet, 6,872 of them above grade
- New roof — a $50,000 replacement the sellers are installing
- 1.72 private, wooded acres with a circular driveway
- Grand foyer under a 23′ ceiling, custom 8′ double iron entry doors
- Two-story family room with custom molding and fireplace
- Morning room with a double-sided fireplace
- Private home office off the main level

KITCHEN & INTERIOR

- Calcutta Gold marble countertops
- Wolf and Sub-Zero appliances
- Large center island, butler's pantry and breakfast room
- Custom stained maple hardwood floors on the main level
- Handblown chandeliers in the foyer, dining room and rear staircase
- Mudroom with custom built-ins and lockers

OWNER'S SUITE & LOWER LEVEL

- Private sitting room off the owner's suite
- Dual custom walk-in closets
- Renovated spa bath with soaking tub and walk-in shower
- Walkout lower level — recreation room, wet bar and media room
- Two more bedrooms, a full bath and storage below grade

OUTDOOR LIVING

- Expansive deck and stone patio
- Outdoor kitchen and fire pit
- 9×10 hot tub
- Extensive professional hardscaping
- Private wooded setting on 1.72 acres

GARAGE & PARKING

- Three-car garage with custom insulated aluminum doors
- Circular driveway
- Second washer and dryer in the garage
- Fairfax Water, Washington Gas, Dominion Energy, Verizon Fios

THE PROPERTY

- Ceilings — 23′ foyer and family room, 10′ main, 9′ upper and lower
- Three-zone HVAC
- New luxury vinyl plank flooring in the lower level (2026)
- New roof — a $50,000 replacement the sellers are installing; original windows

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