



Understanding What Matters Most

Presents

3485 Aviary Way



in

Lake Ridge

RE/MAX[®] Allegiance

This could be your new home...



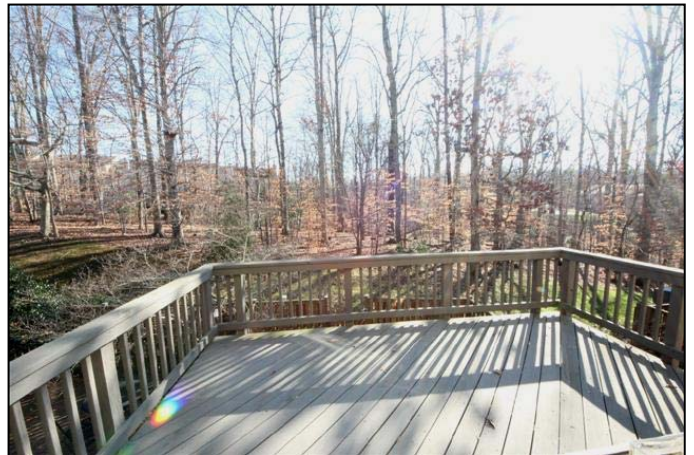
Living Room



Kitchen



Eat-in Kitchen area



Deck view



Master Bedroom



Master Bathroom

This could be your new home...



Bedroom



Bedroom



Hall Bath



Rec Room



Rec Room other view



Lower Level Bath

Your Private Retreat



You'll get a great fenced backyard and patio, and large Deck off the Living Room. Also, walk to Occoquan River, golf course and marina.



Special Features

Interior:

- 3 Bedrooms, 2 full baths on upper level
 - Updated Bathrooms throughout
- Large Kitchen with Bay window and Eat-in area
 - Updated kitchen appliances
- Large Living Room/Dining Room
- Lower Level Recreation Room with half bath
 - Walk-out Lower Level
- Large laundry room/storage room

Exterior:

- Front concrete walkway leading to front door
 - Fenced backyard
 - Large backyard patio
- Backing to woods for complete privacy

Location & Transportation:

- Easy access to I-95
- Walking distance to bus stops

Community Amenities:

- Walking distance to Occoquan River, Golf course and Marina
 - Communal trash pickup
- No thru traffic in neighborhood

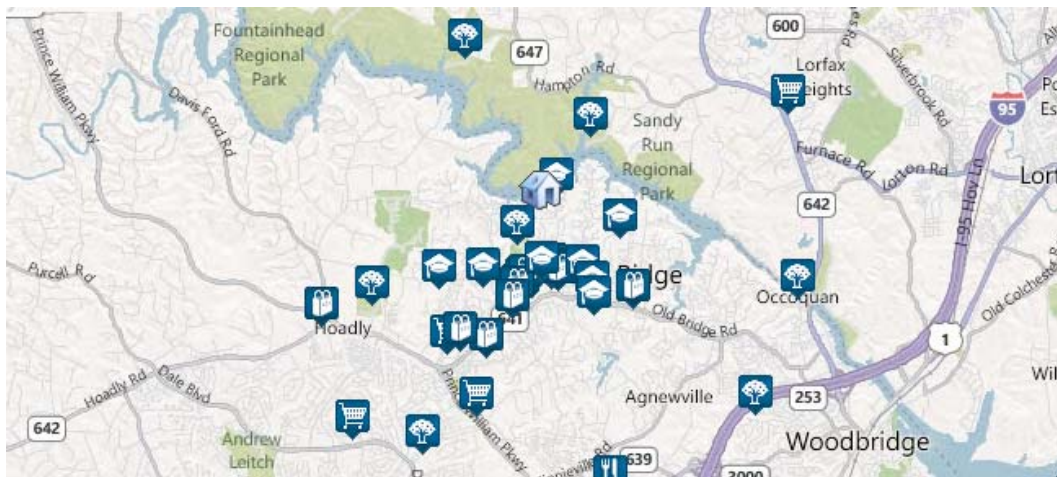


Your Neighborhood

Easy access to I-95, Walking distance to Bus Stops, and only minutes to the Occoquan River, Golf course and Marina



Conveniently located near lots of Restaurants, Shopping, Parks, and much more.



Restaurants	Add place
JE Taime 12419 Hedges Run Dr	0.85mi
Fred's Pizzeria Lakeridge 12425 Hedges Run Dr	0.86mi
Hunan Garden 12437 Hedges Run Dr	0.89mi
Brittany's 12449 Dillingham Sq	1.06mi
Dairy Queen 12465 Dillingham Sq	1.07mi
Ariang Japanese Steakhouse 12492 Dillingham Sq	1.1mi

Coffee	Add place
Starbucks Coffee 12447 Hedges Run Dr	0.9mi
Einstein Bros Bagels 8317 Old Keene Mill Rd	7.15mi

Groceries	Add place
Bloom Pharmacy 12420 Dillingham Sq	1.02mi
Safeway 4220 Merchant Plz	1.97mi
Liberty Market 3930 Prince William Pkwy	2.47mi
Giant Food Inc and Giant Drug 8941 Ox Rd	2.99mi
Southland Corp Market 2585 4800 Dale Blvd	3.39mi
Wegmans Dining Way	4.89mi

Shopping	Add place
Old Bridge Convenience Mart 3220 Old Bridge Rd	0.94mi
GNC 12359 Dillingham Sq	0.98mi
Michael's Flowers 12532 Dillingham Sq	1.12mi
Walgreens 12601 Smoketown Rd	1.28mi
S & T DISCOUNTERS 12534 Armada Pl	1.53mi
The DiaperCake Bear 12811 Frontier Ln	1.79mi

Schools	Add place
Lake Ridge Elementary School 11970 Hedges Run Dr	0.21mi
Prince William Academy/Early Years Ac 3480 Commission Ct	0.82mi
Antietam Elementary School 12000 Antietam Rd	0.93mi
Lake Ridge Middle School 12350 Mohican Rd	0.96mi
Springwoods Elementary School 3815 Marquis Place	1.11mi
Old Bridge Elementary School 3051 Old Bridge Rd	1.18mi

Parks	Add place
Lake Ridge Park 11 minute walk	0.5mi
Sandy Run Recreation Center 20 minute walk	0.98mi
Fountainhead Regional Park 39 minute walk	1.92mi
Davis Ford Park 45 minute walk	2.22mi
Occoquan Historic District 62 minute walk	3.07mi
Hillendale Park 62 minute walk	3.08mi

