



## Seller Subsidy and Just Reduced

4 Bedrooms fully fenced back yard

13000 Kolman Ct , Woodbridge VA 22193

MLS: VAPW2009212    PRICE: \$398,000.00



Bedrooms: 4  
Full Baths: 1  
Half Baths: 1  
Parking: 2 Cars  
Floors: 1

Subdivision: Dale City  
Year Built: 1972  
Lot Size: .27  
Sqft: 1350

### PROPERTY FEATURES:

- ❑ Central A/C
- ❑ Hardwood floor
- ❑ Breakfast nook
- ❑ Stove/Oven
- ❑ Washer
- ❑ Balcony, Deck, or Patio
- ❑ Central heat
- ❑ Tile floor
- ❑ Dishwasher
- ❑ Microwave
- ❑ Dryer
- ❑ Yard
- ❑ Walk-in closet
- ❑ Living room
- ❑ Refrigerator
- ❑ Granite countertop
- ❑ Laundry area - inside

### PROPERTY DESCRIPTION:

\$22,000 PRICE REDUCTION ALONG WITH A \$10,000 SELLER SUBSIDY. GET YOUR OFFER IN QUICKLY. A wonderful home in an excellent location on a quiet cul-de-sac. Walking distance to new primary school and a new bank, just minutes from Prince William Parkway or Dale City Blvd with easy access to major commuter routes in any direction. Cozy home , wood and tile floors, over a quarter acre lot, back yard privacy fully fenced and a nice sized storage building for your yard equipment, brick front rambler with a nice front porch. Perfect for family gatherings and BBQ's. Kitchen made for ease of work with plenty of work space and an eating area. A nice sized family room to relax in, walk in closet and recessed lighting. A well maintained home just waiting for your and your family. New A/C unit in 2016. Newer roof, fresh interior paint and a new built in microwave in 2021. This home will not last long, be the first to get your offer in and be prepared to move in then make this home yours. Please remove shoes or wear available booties while in the home. CALL YOUR AGENT, THIS WILL BE GONE QUICKLY. \$10,000 SELLER SUBSIDY TO ASSIST WITH YOUR CLOSING COSTS.

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