

JEAN GARRELL · OWNER · REALTOR® 703.599.1178 (VA) 0225094186

50 Catoctin Circle NE, Suite 101, Leesburg, VA 20176

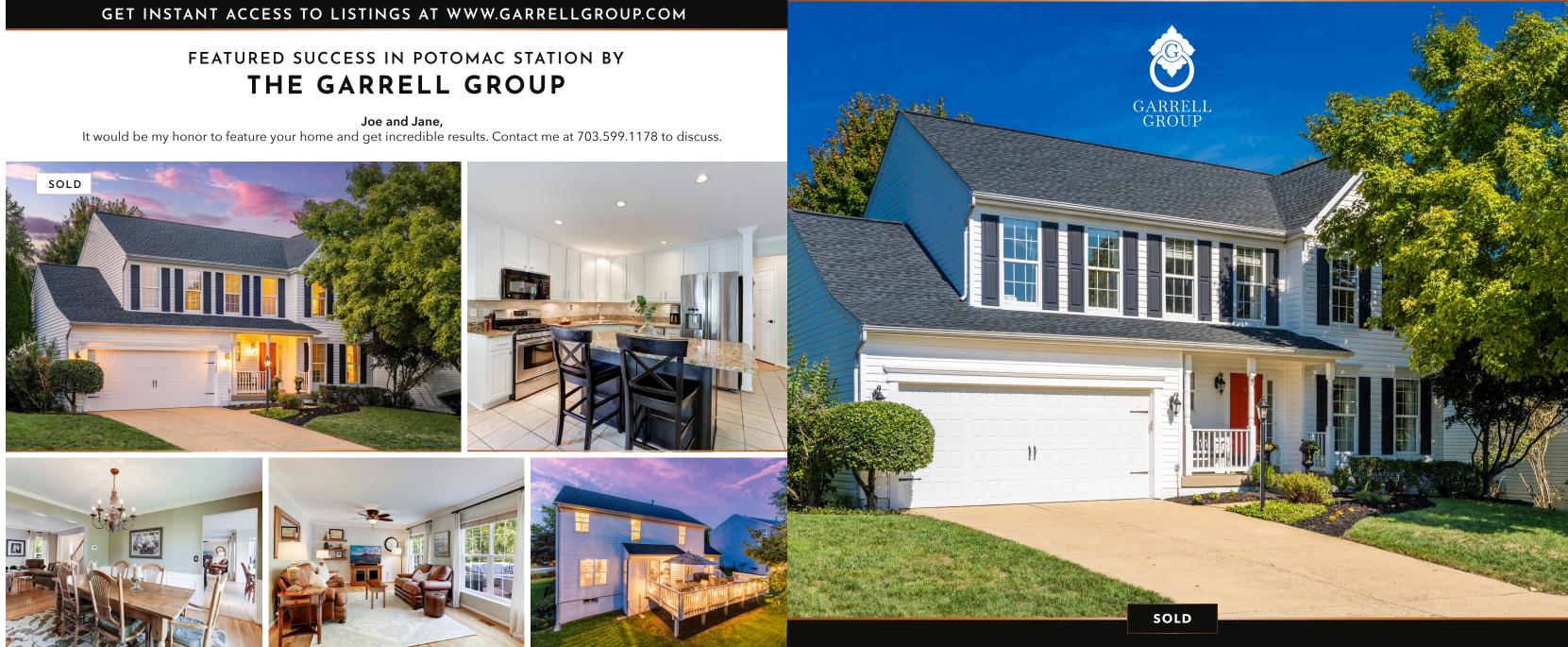
GARRELL GROUP

Real Estate

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FEATURED SUCCESS IN POTOMAC STATION BY THE GARRELL GROUP



43216 CARDSTON PLACE 4 Beds • 3.1 Baths • 3,115 Sq. Ft. • Sold for \$785,000 PRESENTED BY JEAN GARRELL · YOUR POTOMAC STATION SPECIALIST AND NEIGHBOR



PREPARED ESPECIALLY FOR JOE AND JANE DOE

REAL ESTATE MARKET REPORT · JANUARY 2023

43216 CARDSTON PLACE

4 Beds \cdot 3.1 Baths \cdot 3,115 Sq. Ft. \cdot Sold for \$785,000





NEIGHBOR · **REALTOR**[®]

703.599.1178 Jean@GarrellGroup.com



for 2022

Top Producing Team in Loudoun County

This market report was created especially for you because we feel you deserve to know what's happening in the Potomac Station neighborhood and have access to agents with experience, access, and resources to get exceptional results for you. Call us to begin your journey.

POTOMAC STATION HOMES CURRENTLY ACTIVE

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Active	837 Sawback Square NE	3	2.1	2,120	\$682,990	06/22/22

POTOMAC STATION HOMES CURRENTLY PENDING OR UNDER CONTRACT

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Pending	43114 Shadow Terrace	3	2.2	2,134	\$590,000	11/02/22
Pending	43183 Allenby Way	4	4.1	3,964	\$850,000	01/11/23
Pending	18582 Dettington Court	4	4.1	4,772	\$865,000	09/22/22
Under Contract	709 Invermere Drive NE	4	3.1	5,115	\$779,900	10/27/22

POTOMAC STATION HOMES SOLD RECENTLY

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE	
Sold	18809 Birdwood Court	4	3.1	3,822	\$815,000	01/11/23	
Sold	43216 Cardston Place	4	3.1	3,115	\$785,000	01/04/23	
Sold	542 McArthur Terrace NE	2	2.1	2,091	\$490,000	12/29/22	
Sold	833 Sawback Square NE	3	2.1	2,120	\$612,500	12/29/22	
Sold	839 Sawback Square NE	3	2.1	2,120	\$627,000	12/23/22	
Sold	829 Sawback Square NE	3	2.1	2,120	\$656,818	12/22/22	

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HAPPY NEW YEAR!

FROM ALL OF US AT THE GARRELL GROUP

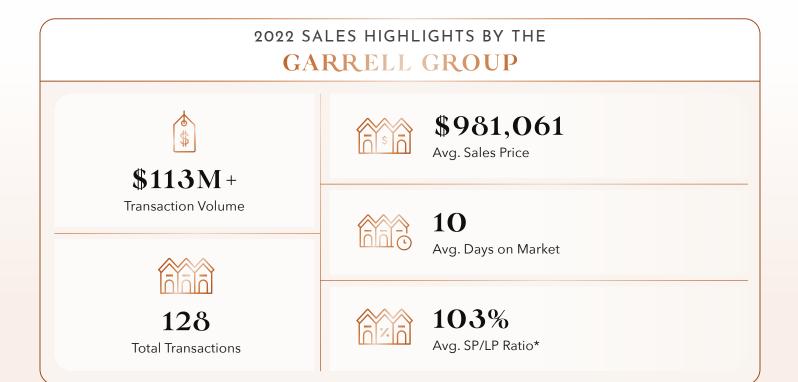
DEAR FRIENDS & NEIGHBORS,

Happy New Year to all of our friends, neighbors and valued clients!

We hope that the year ahead brings you joy, prosperity, and, of course, the perfect property.

We are excited to work with you and help you achieve your real estate goals in the coming year. Here's to a fantastic start to 2023!

> Warm Regards, Jean Garrell and the Garrell Group



This representation is based on sales and data reported by Jean Garrell/Keller Williams to Bright MLS from January 1st, through December 31st, 2022. *SP/LP Ratio = Sold Price/List Price Ratio



