

## ***WEST MARKET: An Urban Oasis***

### **One of Northern Virginia's Best Values**

**Introduction:** Nestled a short stroll west of the Reston Town Center is a little-known real estate jewel known as “West Market.” A community of less than 500 homes, this neighborhood provides the excitement and convenience of the new urban life style in a well-groomed and somewhat secluded setting. Rarely do you find such a combination of privacy/seclusion and immediate access to a vibrant and populated urban center.

**Nearby neighborhoods:** Immediately surrounding the Reston Town Center, popular high-end condominiums have sprouted. Most of these beautiful homes were sold for future delivery, and currently sell at per square foot prices well above West Market. This is *not* to say these homes are overpriced; quite the contrary. We believe that the trend toward living in more condensed urban settings, in homes which have extraordinary modern conveniences, is one which will continue. *However, many people who consider buying in the Reston Town Center area gravitate to these locations without knowing the enormous value in West Market. For those who examine the benefits of West Market and its relative price advantage, buying in this premier community at this time may prove to be an opportunity to buy at a time of relative price advantage.*

**Specific West Market Neighborhoods:** In general, the homes in West Market are maintained in a manner which displays the pride of quality ownership one would expect in a prestigious neighborhood. The grounds are maintained and landscaped at a very reasonable monthly HOA fee, significantly lower than condo fees in neighboring buildings. We generally characterize the neighborhood in four sections, each with its own advantages and catering to people with different preferences. These sections are:

**Park Place-** *The all brick homes in this section are the closest in proximity to the Town Center. Originally built by Miller and Smith, these unique homes combine elegance and a touch a urban glitz with quality craftsmanship. Many of the homes are four levels, with extraordinary rooftop terraces. All have garages, and most have two-car garages. All are fee simple homes with HOA fees slightly above \$100/month. For the buyer looking for the elegance of upscale urban living with many extras and more living space than nearby luxury condos, Park Place homes deserve close attention.*

**Logan Park-** *The three-level homes in Logan Park make maximum use of square footage and provide a value per square foot not seen in most fee simple town homes. Strategically placed a bit further from the Town Center than Park Place, Logan Park homes offer a quiet seclusion and neighborhood feel while still being a short stroll to the bustling urban center. Originally built by Christopher Company and Trafalgar, these well-built homes offer quality, useable living space, with a monthly HOA fee around \$100. All are fee simple ownership with garages, most with two car garages.*

**Lincoln Park-** *Located south of Park Place, across from the new Sallie Mae headquarters, these condominium town homes represent an extraordinary value compared to similar condominiums in the Reston Town Center area. Originally built by Ryland, the unique “piggyback” homes have been quite popular and have appreciated rapidly in value. The lower level “Oakland” model is a two bedroom jewel allowing many people to live in a quality neighborhood at an affordable price. The “Rosemont” model is a classy three bedroom home with soaring ceilings in the living room and enormous windows allowing for light to flood the main living area. A unique 3-way fireplace highlights the family room/dining room in a stylish*

*manner. Lincoln Park homes all have one car garages and reasonable condo fees around \$200/month.*

***Madison Park-** The condominiums at Madison Park are located west of the Town Center, one neighborhood further than Park Place. Originally built by Van Metre, there is somewhat more variety in style and amenities within the neighborhood than in other areas of West Market. Some of the homes come with one car garage, others with assigned parking places. Most are on one of three levels in their associated building, although there are some 3-level townhomes available. A handful of units on the third floor have lofts and soaring ceilings which carry a price premium over other units. The Madison Park homes are the most comparable in design to the nearby Savoy and Market Street condominiums. Anyone considering either of these two condo communities should examine the Madison Park neighborhood.*

***\*\*In our opinion, all of these neighborhoods represent outstanding value compared to other neighborhoods near the Reston Town Center. We are proud to present several quality listings in West Market, and look forward to working with future buyers in this community.***

*If you have any questions about West Market or other communities in the area, please do not hesitate to call. We will be happy to show you the wide variety of alternatives available in the Town Center area.*

***Lawanda Swope**  
**703-358-9777***

[www.westmarketrealtors.com](http://www.westmarketrealtors.com)

*\*\*\* Our web site is tailored to provide the information buyers and sellers need. We are short on standard “fluff” and long on specific, useful information. Should you have any recommendations on how it can be improved, or specific additional links which you think would be helpful, please contact us.*

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