

# WHY PURCHASE A UNIT AT SKYLINE HOUSE?

## A Property Profile for Buyers

*(For Photos and Additional Information, Visit [www.shuoa.org](http://www.shuoa.org))*

Skyline House has established its value as a premier condominium property since its construction by The Charles E. Smith Companies in 1978. Initial buyers began moving into its 556 units in November 1979.

Located on 7.8 acres of prime real estate in the heart of the historic Bailey's Crossroads section of Fairfax County, Skyline House is 5 to 20 minutes away from the Pentagon; prime shopping including the Pentagon City, Pentagon Row, Seven Corners, Mosaic, Clarendon, Landmark, and Ballston districts; downtown Washington, D.C.; and entertainment venues in Old Town Alexandria, Georgetown, Shirlington, and downtown. Transportation includes curbside metro bus service to the Ballston, Alexandria and Pentagon subway stations, and a 10-minute drive to Reagan National Airport. Access to Interstates 495, 395, and 66, as well as Route 50, is also a short drive away. Supermarkets and other essential services abound in this cosmopolitan neighborhood. Public and private schools from elementary to secondary levels are also within easy reach. The Alexandria campus of Northern Virginia Community College (NOVA), with its Schlesinger Concert Hall and Arts Center, is right behind Skyline House.

Skyline House consists of two residential towers joined by a common reception area staffed 24 hours. A variety of residential floor plans ranging from 1-bedroom/1-bath units of 1,000 square feet to 3-bedrooms/2.5 bath units of 2,079 square feet are arranged on 18 floors in each tower. Every unit enjoys good views since the towers are situated end-to-end. Upper floors offer spectacular views of Washington landmarks or the Virginia countryside, while lower floors overlook beautiful trees and other plantings. Two commercial units are located in each tower.

### AMENITIES

The **Penthouse floor** of each tower offers a spacious, professionally decorated **party facility** with wrap-around windows that take advantage of the gorgeous views. A **billiard room** and **sundeck** are also found on this floor. The East Tower houses a volunteer-managed **library** available to all residents.

Staffed by professional lifeguards, an outdoor **swimming pool**, as well as **toddlers' pool**, are located on the garage plaza and are open from Memorial Day to Labor Day. A pleasant **picnic area** is adjacent.

An **exercise room** features excellent quality cardio and weight-bearing equipment, as well as a steam room and dry sauna.

Both towers contain **bicycle rooms** offering storage on a space-available basis and **storage lockers** assigned to each unit.

**Cox Cable TV service**, included in the monthly condo fee, is offered to all units. Residents may purchase additional packages from Cox and be billed directly. Cox also offers Skyline House residents bundled cable TV, internet and telephone service at discounted rates.

### PARKING

Every unit includes one garage space. An additional 109 spaces, including 40 for guests, are located outdoors.

### QUALITY OF LIFE

The unusually high number of original owners who reside at Skyline House attests to the superior quality of life enjoyed here. Features that contribute to creating and maintaining this pleasant residential environment include:

**High Owner/Renter Ratio:** For the last three years, this has remained steady at approximately 76% owner/24% renter.

**Owner Governance:** The Skyline House Unit Owners Association, Inc. (SHUOA) controls Skyline House. All members are unit owners who govern through a seven-member board of directors elected by fellow owners, and volunteer-run committees, including Covenants; Financial Management; Physical Plant and Operations; Security, Safety, and Neighborhood Watch; Recreation, and Community Relations. Owners also enhance the quality of life through special Skyline House volunteer services such as the Garden Club, Good Neighbors and Welcome Wagon.

**In-House Management:** Visitors to Skyline House always note its high level of interior and exterior maintenance. Owners credit much of this to excellent in-house management staff available weekdays 8 a.m. - 6 p.m. to service resident needs. Emergency oversight is also provided.

**Security:** Special professional personnel are on duty weekdays from 3 p.m. to 7 a.m. and weekends and holidays 24/7. They observe activities throughout the property via camera monitoring, walk-arounds, and drive-arounds. Exterior entries are accessed by a coded electronic system.

**In-House Maintenance:** Residents can schedule a wide variety of repair and maintenance services at very reasonable rates from the skilled engineering staff.

**Recycling and Trash Disposal:** Rubbish chutes are provided on every residential floor. Both residential towers have ample indoor collection receptacles near the loading docks for recycling a wide variety of consumer products, including move-in boxes and packing materials. Also, for a modest fee, residents can dispose of oversized items, such as appliances, mattresses and furniture.

## ELEVATORS AND LOADING DOCKS

Each tower has three passenger elevators, one service elevator, one loading dock, and two garage elevators.

## RECENT PROPERTY VALUES, TAXES, CONDO FEES

In the first six months of 2013, **unit sale prices** ranged from \$156,800 to \$322,500. **Monthly condominium fees** are determined by the size of each unit. In 2013, fees range from \$376.19 to \$849.68. In addition to Cox Cable TV service, water usage and trash disposal are included in the condo fee. Owners are responsible for payment of electricity used within their units. **Property taxes** are levied by Fairfax County, Va.

## BUILDING CONSTRUCTION

Roof construction is composition, while the high-rise buildings are reinforced concrete frame and slab construction, with brick and aluminum window facades, and concrete balconies and spandrels. Climate control in individual units is provided by heat pumps that allow residents to choose either heat or air-conditioning year-round.

## FIRE AND INSURANCE

**Sprinklers** are installed throughout the property; they and occupant-alert systems are tested regularly. The nearest **fire hydrant** is 50 feet from the building; distance to the nearest **fire station** is 1.5 miles.

**Skyline House insurance is handled by USI Insurance Services; [www.usicondo.com](http://www.usicondo.com).** Unit owners should obtain their own HO-6 coverage to insure their personal property.

For additional information, contact the **Management Office** at 703-578-4855.