

SKYLINE PLAZA CONDOMINIUM FACT SHEET

3701, 3703, 3705 S. George Mason Drive, Falls Church, VA 22041 {703-379-2010}

GENERAL INFORMATION:

957	-	Total Units	Built in 1 phase
482	-	South Building	South - 1976 472 residential, 10 commercial
475	-	North Building	North - 1977 468 residential, 07 commercial
1143	-	Indoor Parking Spaces	8 passenger elevators
77	-	Guest Parking Spaces	2 Freight elevators
10.67	-	Acres of Land	2 Lobby garage elevators
6' 6"	-	Garage Clearance (Entrance & Exit)	

Roof: Modified membrane to concrete structural slab.

Heat: Hydronic System/gas & oil

A/C: Electric-chillers

Nearest Fire Hydrant 100 ft. {On property}: Pressurized standpipes in all stairwells.

Nearest Fire Station – Fairfax Station # 10 {1-1 ½ miles}

*Firewalls between units, sprinklers in mechanical & storage rooms only.

Unit Size	Occupancy limits	Registrations & Move-in fee
Efficiency & 1 Bedroom	2 persons	\$250.00
1 bedroom Den & 2 bedrooms	3 persons	\$250.00
2 bedrooms Den & 3 bedrooms	4 persons	\$250.00
Commercial	N/A	\$250.00

{Registrations must be done prior to moving in; reservation of freight elevator in advance is vital}

Please note that **no pets** are allowed in the building at any time

AMENITIES: Pool – outdoor 1 ½ acre deck {lobby level}

Picnic area: Charcoal grills, picnic tables and playground

Party rooms {north & south building}

Card room {south building}

Fitness centers {north & south building}

Sauna {north & south building}, Steam room {north building only}

Billiard room & ping pong table, {north building penthouse level}

Media room {north building B1 level}

24 hour front desk service

Security guards 7 days a week

Bus lines, front door

Convenience store, beauty salon, attorney's office, Doctors' office, etc.

Bicycle rooms, north and south

MANAGING AGENT:

Klingbeil, Powell & Alritz, Inc. (KPA)

Phone: 703-532-5005

6402 Arlington Blvd 700

Falls Church, Virginia 22042

General Manager: John Bailey

2017 Monthly Assessment Schedule Effective January 1, 2017

Condominium Unit Number (N&S)	Ownership Percentage	Monthly Assessment	Square Footage
101 & 118	0.0595	\$312	639
201 Through 2601	0.0708	\$371	756
102 Through 2602	0.0895	\$469	954
103 Through 2603	0.0897	\$470	957
104 Through 2604	0.0929	\$487	993
105 Through 2605	0.1603	\$840	1712
106 Through 2606	0.1309	\$686	1405
107 Through 2607	0.1099	\$576	1173
108 Through 2608	0.0578	\$303	618
109 Through 2609	0.1232	\$645	1316
110 Through 2610	0.0768	\$402	826
111 Through 2611	0.1000	\$524	1070
112 Through 2612	0.0897	\$470	959
113 Through 2613	0.1102	\$577	1176
114 Through 2614	0.1285	\$673	1383
115 Through 2615	0.1725	\$903	1831
116 Through 2616	0.0890	\$466	952
117 Through 2617	0.1237	\$648	1321
218 Through 2618	0.0704	\$369	752
A8S	0.0578	\$303	618
A12S	0.0897	\$470	959
A13S	0.1102	\$577	1176
A14S	0.1285	\$673	1383
Commercial Units			
C1S	0.0602	\$315	
C2S	0.0904	\$473	
C3 & C4S	0.1074	\$563	
C5S	0.0957	\$501	
C6S	0.1360	\$712	
C7S	0.1607	\$842	
C8S	0.1840	\$964	
C9S	0.0404	\$212	
C10S	0.0712	\$373	
C1N	0.0981	\$514	
C2 & C3N	0.0872	\$457	
C4 & C5N	0.1007	\$527	
C6N	0.0428	\$224	
C7N	0.0265	\$139	