

SKYLINE PLAZA CONDOMINIUM FACT SHEET

3701, 3703, 3705 S. George Mason Drive, Falls Church, VA 22041

On-Site Management Office 703-379-4843

Front Desk 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

Registrations & Move-in fee

Efficiency & 1 Bedroom	\$250.00
1 bedroom Den & 2 bedrooms	\$250.00
2 bedrooms Den & 3 bedrooms	\$250.00
Commercial	\$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 & Alrutz, Inc. (KPA) Phone: 703-532-5005

6402 Arlington Blvd Suite 700 Falls Church, Virginia 22042

General Manager: Elizabeth Rudolph CMCA®, AMS®, PCAM®

2023 Monthly Assessment Schedule Effective January 1, 2023

Condominium Unit Number (N&S)	Ownership Percentage	Monthly Assessment
101 & 118	0.0595	\$359
201 Through 2601	0.0708	\$426
102 Through 2602	0.0895	\$539
103 Through 2603	0.0897	\$540
104 Through 2604	0.0929	\$560
105 Through 2605	0.1603	\$965
106 Through 2606	0.1309	\$788
107 Through 2607	0.1099	\$661
108 Through 2608	0.0578	\$348
109 Through 2609	0.1232	\$742
110 Through 2610	0.0768	\$463
111 Through 2611	0.1000	\$602
112 Through 2612	0.0897	\$540
113 Through 2613	0.1102	\$664
114 Through 2614	0.1285	\$774
115 Through 2615	0.1725	\$1039
116 Through 2616	0.0890	\$536
117 Through 2617	0.1237	\$745
218 Through 2618	0.0704	\$424
A8S	0.0578	\$348
A12S	0.0897	\$540
A13S	0.1102	\$664
A14S	0.1285	\$774

Commercial Units

C1S	0.0602	\$363
C2S	0.0904	\$544
C3 & C4S	0.1074	\$647
C5S	0.0957	\$576
C6S	0.1360	\$818
C7S	0.1607	\$967
C8S	0.1840	\$1107
C9S	0.0404	\$244
C10S	0.0712	\$429
C1N	0.0981	\$591
C2 & C3N	0.0872	\$525
C4 & C5N	0.1007	\$606
C6N	0.0428	\$257
C7N	0.0265	\$159