



TOP REASONS

to live in **MIDDLERIDGE**



BOONIES NO MORE

Once a neighborhood plopped down among the farms and hinterlands of Virginia, the now bustling area offers several shopping centers, numerous restaurants and is very close to George Mason University. The commute to Washington is made simple with a special bus service from the neighborhood to the nearby VRE trains.

COMMUNITY TIES

Something about Middleridge seems to inspire strong community ties. There are plenty of clubs and organizations to join, and the children all play together. There are still a lot of original owners who have grown to know each other over the last 40 years, and then there are their children, many of whom have moved back.

"I'm not an aberration in this community. A lot of other kids have moved back here too," said Morales. She rarely refers to Middleridge as a neighborhood but instead says, "I live in the Middleridge community."

In addition, the neighborhood provides scholarships to local youth. The Middleridge Civic Association scholarship was awarded to three local graduating seniors this year.

CLUBS GALORE

If you are a joiner, this is the place for you. There is a woman's club, a book club, bunko clubs — you name it. There is even an Audubon Club for those interested in bird watching on the nature trails that weave in and out of the area. Resident Sarah Mayhew plans birding expeditions and nature walks, keeping the community updated via the Web. In late March she wrote: "The people who attended our nature hike on February 17 had a real treat — an adult bald eagle, viewed through a spotting scope with an image so big you could see the pupils in its eyes."

AMENITIES

Middleridge Park is a lovely spot that sits in the middle of the neighborhood. It has two very nicely kept tennis courts, a tot lot and a full-size outdoor basketball court, all surrounded by a thick grove of trees that hide meandering nature trails. There is a man-made lake that allows for small boats without motors and two swimming pools that are well-utilized by the neighborhood children on warm summer days.

ENGAGING EVENTS

From holiday parties to house tours, there are events year-round to keep the residents engaged and entertained. Several times a year, the Civic Association organizes house tours of various models that have been updated to inspire remodeling ideas. "We scope out people who have done different things to their homes and we pick different models so everyone can go and see how they added on or changed it. It gives everyone different ideas of what they can do to their house," Morales said.

There is also a community yard sale in the summer and the award winning Neighborhood Night Out in August. The Night Out usually draws several hundred residents who come to hear live music, eat barbeque and peruse displays by local civic organizations such as the police, schools and the Middleridge Civic Association other local groups.



Middleridge at a glance

APRIL 2008

- Average sold price for homes sold in ZIP code 22032: \$498,922
- Average list price for homes in ZIP code 22032: \$541,737
- Average days on market for homes sold: 95

APRIL 2007

- Average sold price for homes sold in ZIP code 22032: \$598,613
- Average list price for homes in ZIP code 22032: \$614,485
- Average days on market for homes sold: 90

