



Tania Hosmer

Keller Williams Realty

"It's Not Your Father's Real Estate Market Anymore."

Cell: 703-403-8225

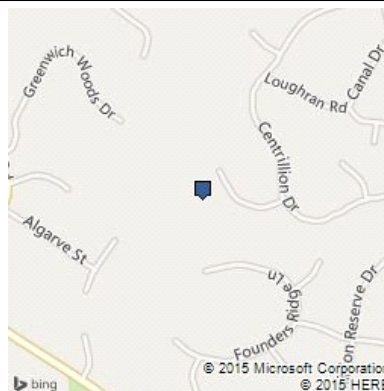
taniahosmer@gmail.com

Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX8566947 - FAIRFAX
7845 WESTMONT LN, MCLEAN, VA 22102

Full Listing
Residential



Status: Withdrn
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right

Adv Sub: The Reserve
Legal Sub: GARFIELD PARK
Condo/Coop Proj Name:

Tax ID: 20-4-29- -112A
HOA Fee: \$430.00/ Monthly
C/C Fee: /

Style: Colonial
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 3
Model:

Total Taxes: \$33,885
Tax Year: 2014
Lot AC/SF: 1.53/66,433

List Price: \$3,500,000
Inc City/Town:
Zip: 22102 - 1452
Election District:
Transaction Type: Standard
ADC Map Coord: 8-B4

Area: 1-2

Level Location:
Age: 9
Year Built: 2006

Elementary: CHURCHILL ROAD

Middle: COOPER

High: LANGLEY

*School information is provided by independent third party sources and should not be relied upon without verification.

INTERIOR

	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	7	0	6		1	
Full Baths:	7	0	6		1	
Half Baths:	2	2	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Bedroom-Master	18 x 23	Upper 1		
Sitting Room	16 x 15	Upper 1		
Bedroom-Second	17 x 17	Upper 1		
Bedroom-Third	16 x 14	Upper 1		
Bedroom-Fourth	15 x 14	Upper 1		
Bedroom-Fifth	18 x 16	Upper 1		
Living Room	14 x 24	Main		
Dining Room	16 x 20	Main		
Library	15 x 15	Main		
Kitchen	11 x 15	Main		
Breakfast Room	11 x 15	Main		
Family Rm	18 x 26	Main		
Other Room 1	18 x 17	Main		
Other Room 2	20 x 23	Main		
Mud Room		Main		
Recreation Rm	34 x 20	Lower 1		
Bedroom-First				
2nd Master BR				
Other Room 3	34 x 20	Lower 1		
Bedroom-Master 2				
Lndry-Sep Rm				

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Sitting Room, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Other Room 1, Other Room 2, Other Room 3, Library, Breakfast Room, Bedroom-Master 2, Bedroom-First, 2nd Master BR, Lndry-Sep Rm, Mud Room

Main Entrance: Two Story Foyer

Interior Style: Floor Plan-Traditional

Dining/Kitchen: 2nd Kitchen, Breakfast Room, Butlers Pantry, Fam Rm Off Kit, Gourmet, Kit-Island, Kit-Table Space, Sep Dining Rm, Eat-In Kitchen

Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Humidifier, Icemaker, Microwave, Oven - Double, Oven / Range - Gas, Range Hood, Refrigerator, Six Burner Stove, Washer

Amenities: Automatic Garage Door Opener, Bidet, Built-in Bookcases, Chair Railing, Countertop(s) - Corian, Crown Molding, Staircase - Double / Dual, Drapes / Curtains, Elevator, Fireplace Glass Doors, Fireplace Screen, Countertop(s) - Granite, Master Bathroom - Separate Shower, Master Bathroom -

Separate Tub, Master Bedroom - Full Bathroom, Closet - Master Bedroom Walk-in, Sump Pump, Tub - 2 or More Person, Tub - Soaking, Wall to Wall Carpeting, Wet Bar / Bar, Wood Floors, Whirlpool Jets
Security: Security System, Security Gate
Windows/Doors: French Doors, Recessed Lighting
Walls/Ceilings: 2 Story Ceilings, 9'+ Ceilings, High

Basement: Yes Foundation:
Basement Type: Connecting Stairway, Daylight, Full, Full, Fully Finished, Heated, Improved, Outside Entrance, Rear Entrance, Walkout Level, Windows, Sump Pump

Basement Entrance: Connect Stair, Inside Access, Outside Entrance, Rear Entrance

Handicap: Other

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SQFT-Tot Fin: 10778

Above Grade Unfinished:

Above Grade Finished: 8778

Below Grade Finished: 2000

Below Grade Unfinished:

Tax Living Area: 8,778

Directions:

FROM TYSONS CORNER, BELTWAY 495N, GEORGETOWN PIKE (193) WEST: LEFT ON CENTRILLION DRIVE, RIGHT ON WESTMONT LANE TO #7845 ON LEFT.

REMARKS

Internet/Public:

SELLER IS NO LONGER RELOCATING

EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: 1.53/66,433

Exterior: Deck, Patio, Porch-front

Exterior Construction: Brick, Stone

Lot Description: Backs to Trees, Cleared, Cul-de-sac, Landscaping, Lot Premium

Other Buildings: Above Grade, Below Grade

Original Builder:

New Construction: No

Property Condition: Shows Well

Roads:

Roofing:

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

PARKING

Parking: Drvwy/Off Str, DW - Circular, Garage, Faces Side, Attached, Garage Door Opener

Garage Type: Attached, Side Loading Garage

Carport Type:

Parking Incl in List Price: Yes

Parking Incl in Sale Price: No

Gar/Carpt/Assgn Sp: 4//

Parking Space #:

Parking Block/Square:

UTILITIES

Heat System: Forced Air, Programmable Thermostat, Zoned

Cool System: Central Air Conditioning, Programmable Thermostat, Zoned

Water: Public

Sewer Septic: Sept=# of BR

TV/Cable/Comm:

Electric 12 Months/Average:

Water 12 Months/Average:

Gas 12 Months/Average:

Heating Oil 12 Months/Average:

Construction Materials:

Energy Efficiency:

Energy Generation:

Indoor Air Quality:

Water Conservation:

Sustainability:

Green Verification Y/N:

Heat Fuel: Natural Gas

Cool Fuel: Electric

Hot Water: Natural Gas

FINANCIAL INFORMATION

Earnest Money:

Total Taxes: \$33,885

Tax Year: 2014

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$1,386

Improvements: \$2,056,540

Investor Ratio:

County Tax: \$32,499

Tap:

Front Foot Fee:

Yr Assessed: 2014

Total Tax Assessment: \$2,981,540

Total Units:

Assessments:

Land: \$925,000

Project Approved:

Possession: Settlement

HOA/CONDO

HOA Fee: \$430.00/ Monthly

Condo/Coop Fee: /

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes: Lawn Care front, Management, Master Ins Policy, Security, Security Gate, Trash Removal, Road Maint, Reserve Funds

HOA/Condo/Coop Management: Prof-Off Site

HOA: Yes

LEGAL INFORMATION

Tax Map: 0204 29 0112A

Section: 3

Liber:

Zoning Code: 110

Historic Designation ID:

Lot #: 112A

Phase:

Folio: 204

Master Plan Zoning:

Contract Info: Compensation on Net Sales Price, Registration Req

Disclosures: Prop Disclaimer

Documents:

Special Permits:

Block/Square:

Parcel Number:

Broker Name: CASEY MARGENAU FINE HOMES AND ESTATES INC

List Date: 04-Mar-2015

VRP: No

Low Price: \$3,500,000

Orig List Price: \$3,799,900

Prior List Price: \$3,799,900

Status Change Date: 26-Jun-2015

Off Mkt Date: 26-Jun-2015

DOM-MLS: 75

DOM-Prop: 75

SOLD INFORMATION

Close Date: 25-Jun-2015

Close Price:

Seller Subsidy: \$0

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