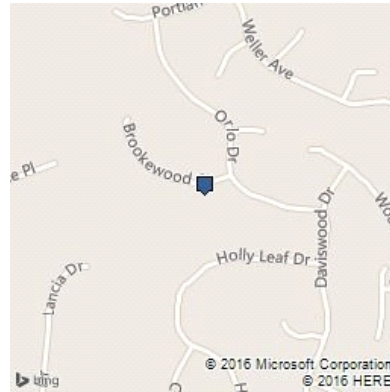


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9563316 - FAIRFAX
8403 BROOKWOOD CT, MCLEAN, VA 22102

Full Listing
Residential



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

Style: French Country
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 3
Model: Normandy

List Price: \$3,520,000
Inc City/Town:
Zip: 22102 - 1749
Election District:
Transaction Type: Standard
ADC Map Coord: 7J5

Adv Sub: Woodlea Mill
Legal Sub: WOODLEA MILL
Condo/Coop Proj Name: WOODLEA MILL

Tax ID: 20-3-21- -45
HOA Fee: \$1,500.00/ Annually
C/C Fee: /

Total Taxes: \$25,986
Tax Year: 2015
Lot AC/SF: .82/35,533

Area:
Level Location:
Age: 27
Year Built: 1989

Elementary: SPRING HILL 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:	6	1	3		2	
Full Baths:	6	1	3		2	
Half Baths:	1	1	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Bedroom-First		Upper 1	Carpet	
Bedroom-Master		Main	Carpet	
Bedroom-Fourth		Upper 1	Carpet	
Bedroom-Second		Upper 1	Carpet	
Bedroom-Third		Upper 1	Carpet	
Dining Room		Main	Hardwood	
Family Rm		Main	Hardwood	Gas
Foyer		Main	Hardwood	
Game/Exer Rm		Lower 1	Carpet	
Kitchen		Main	Hardwood	
Living Room		Main	Hardwood	Wood Burning
Main Lvl BR		Main	Carpet	
Other Room 1		Lower 1	Carpet	
Other Room 2		Lower 1	Carpet	
Other Room 3		Upper 1	Carpet	
Recreation Rm		Lower 1	Carpet	Wood Burning
Utility Room		Main	Hardwood	
Library		Main	Hardwood	

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Recreation Rm, Family Rm, Other Room 1, Other Room 2, Other Room 3, Library, Foyer, Bedroom-First, Game/Exer Rm, Main Lvl BR, Utility Room

Main Entrance: Foyer

Interior Style: Floor Plan-Traditional

Dining/Kitchen: Butlers Pantry, Gourmet, Kit-Breakfast Bar, Sep Dining Rm, Kit-Table Space, Eat-In Kitchen, Kit-Island

Appliances: Dishwasher, Disposal, Dryer, Dryer - Front Loading, Exhaust Fan, Extra Refrigerator / Freezer, Icemaker, Microwave, Oven - Self Cleaning, Oven - Wall, Oven / Range - Gas, Range Hood, Refrigerator, Washer - Front Loading, Water Heater

Amenities: Automatic Garage Door Opener, Bedroom - Entry Level, Chair Railing, Closet - Master Bedroom Walk-in, Crown Molding, Drapery Rods, Drapes / Curtains, Fireplace Equipment, Fireplace Mantel(s), Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Shades / Blinds, Stair - Curved, Vanities - Double, Wall to Wall Carpeting, Washer / Dryer Hookup, Whirlpool Jets, Wood Floors, Attic - Stairs Pull Down, Built-in Bookcases, Closet(s) - Walk-in

Security: Surveillance Sys

Windows/Doors:

Walls/Ceilings:

Basement: Yes

Basement Type: Fully Finished

Basement Entrance: Inside Access

Handicap: None

Unit Description:

R-Factor Basement:

House Dimensions: x

Foundation:

R-Factor Ceilings:

SQFT-Tot Fin: 6966

R-Factor Walls:

Above Grade Unfinished: 682

Above Grade Finished: 5295

Tax Living Area: 5,295

Below Grade Finished: 1671

Below Grade Unfinished: 968

Directions:

McLean: West on Old Dominion, left on Spring Hill, right Woodlea Mill,Rd, left on Daviswood, right on Orlo, left Brookewood Court

REMARKS

Internet/Public:

Luxury sophisticated home in Woodlea Mill.. Owners have updated, refreshed, maintained home and it is in move-in condition. Fabulous room sizes, hardwood floors, spacious grounds with pool, heated master bath floor and shower floor, wine cellar (1500 bottle capacity) with wine room, too many amenities to list here. Sq ft total 8616. Minutes to Dulles/Metro/DC/Tysons! A joy to show!

EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .82/35,533

Exterior: Deck, Extensive Hardscape, Fenced - Rear, Patio, Pool (In-Ground), Porch-rear, Underground Utilities, Terrace

Exterior Construction: Brick

Lot Description: Cul-de-sac, Landscaping

Other Buildings: Above Grade, Below Grade

Original Builder:

New Construction: No

Property Condition: Shows Well

Roads:

Roofing: Shingle - Architectural

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

PARKING

Parking: Garage, Faces Side, Attached, Garage Door Opener, Asphalt Driveway

Garage Type: Attached, Side Loading Garage

Carport Type:

Parking Incl in List Price: Yes

Parking Incl in Sale Price: No

Gar/Carpt/Assgn Sp: 3//

Parking Space #:

Parking Block/Square:

UTILITIES

Heat System: Central, Zoned

Cool System: Central Air Conditioning, Zoned

Water: Public

Sewer Septic: Public Sewer

TV/Cable/Comm: Udgrd Utils

Electric 12 Months/Average:

Gas 12 Months/Average:

Construction Materials:

Energy Generation:

Water Conservation:

Green Verification Y/N: No

Heat Fuel: Natural Gas

Cool Fuel: Electric

Hot Water: Natural Gas

Water 12 Months/Average:

Heating Oil 12 Months/Average:

Energy Efficiency:

Indoor Air Quality:

Sustainability:

FINANCIAL INFORMATION

Earnest Money:

Total Taxes: \$25,986

Tax Year: 2015

Assessments:

Land: \$868,000

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$1,118

Improvements: \$1,413,470

Investor Ratio:

County Tax: \$24,868

Tap:

Front Foot Fee:

Yr Assessed: 2015

Total Tax Assessment: \$2,281,470

Total Units:

Project Approved:

Possession: Settlement

HOA/CONDO

HOA Fee: \$1,500.00/ Annually

Condo/Coop Fee: /

HOA/Condo/Coop Amenities: Common Grounds, Water / Lake Private

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management: Prof-Off Site

HOA: Yes

LEGAL INFORMATION

Tax Map: 0203 21 0045

Section: 2

Liber:

Zoning Code: 111

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure

Documents:

Special Permits:

Lot #: 45

Phase:

Folio: 203

Master Plan Zoning:

Block/Square:

Parcel Number:

Broker Name: TTR Sothebys International Realty

List Date: 03-Feb-2016

VRP: No

Low Price: \$3,520,000

Orig List Price: \$3,520,000

Prior List Price:

Status Change Date: 03-Feb-2016

Off Mkt Date:

DOM-MLS: 20

DOM-Prop: 20

SOLD INFORMATION

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Information is believed to be accurate, but should not be relied upon without verification.

Accuracy of square footage, lot size, schools and other information is not guaranteed.

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