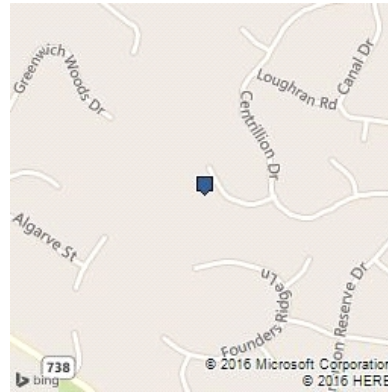


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9567655 - FAIRFAX
7845 WESTMONT LN, MCLEAN, VA 22102

Full Listing
Residential



Status: Cntg/No Ko
Close Date: 15-Aug-2016
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right

Style: Colonial
Seller Subsidy: \$0
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 3
Model:

List Price: \$2,700,000
Close Price:
Inc City/Town:
Zip: 22102 - 1452
Election District:
Transaction Type: Potential Short Sale
ADC Map Coord: 8-B4

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: /

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

Area: 1-2

Level Location:
Age: 10
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		
2nd Master BR				
Recreation Rm	34 x 20	Lower 1		
Bedroom-First				
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:

SHORT SALE\$1M BELOW WHAT OWNER PAID**10,000 SF ON THE RESERVE'S MOST BEAUTIFUL LOT*3-STOP ELEVATOR*Viking stove & Sub-zero. LR & DR, sandstone FP. Owner's suite w/morning kit, his & her WC, shower, jacuzzi. Bonus rm over gar w/BA & blt-ins. LL w/media, exercise, recreation, game rooms, kitchen, bedrm/bath. Grand manor roof, circular paver driveway. Needs some TLC.

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:

Gas 12 Months/Average:

Construction Materials:

Energy Generation:

Water Conservation:

Green Verification Y/N:

Water 12 Months/Average:

Heating Oil 12 Months/Average:

Energy Efficiency:

Indoor Air Quality:

Sustainability:

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:

Tap:

Front Foot Fee:

Yr Assessed: 2014

Total Tax Assessment: \$2,981,540

Total Units:

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:

Contract Info: Compensation on Net Sales Price, Registration Req, Subject to 3rd Party Approval

Disclosures: Prop Disclosure, Subject to a Potential Short Sale

Documents:

Special Permits:

Lot #: 112A

Phase:

Folio: 204

Block/Square:

Parcel Number:

Master Plan Zoning:

Broker Name: CASEY MARGENAU FINE HOMES AND ESTATES INC

List Date: 09-Feb-2016

VRP: No

Low Price: \$2,700,000

Orig List Price: \$2,700,000

Prior List Price: \$2,840,000

Status Change Date: 06-Jul-2016

Off Mkt Date:

DOM-MLS: 39

DOM-Prop: 39

SOLD INFORMATION

Contingency Type: 3rd Party Approval

Contract Date: 05-Jul-2016

Close Date: 15-Aug-2016

Selling/Rental Office: CMFH1

Last Cont Expires: 30-Jul-2016

Sell/Rent Agency: Seller Agency

Close Price:

of Hrs to KO:

Seller Subsidy: \$0

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

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