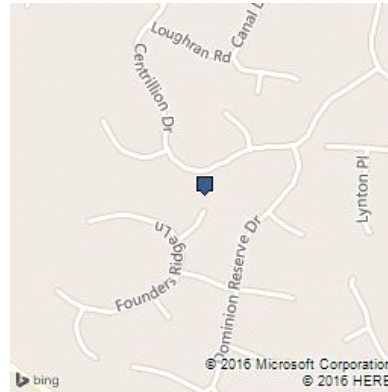


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9769912 - FAIRFAX
7800 MERITAGE LN, 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: 6
Model:

List Price: \$3,850,000
Inc City/Town:
Zip: 22102 - 2043
Election District:
Transaction Type: Standard
ADC Map Coord: SEE GOOGLE

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

Tax ID: 20-4-29- -150
HOA Fee: \$460.00/ Monthly
C/C Fee: /

Total Taxes: \$30,916
Tax Year: 2016
Lot AC/SF: .86/37,269

Area:
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	1	5		1	
Full Baths:	6	1	4		1	
Half Baths:	2	1	0		1	

FEATURES

Rooms:
Main Entrance:
Interior Style:
Dining/Kitchen: Fam Rm Off Kit, Gourmet, Kit-Breakfast Bar, Kit-Island, Kit-Table Space, Sep Dining Rm, Eat-In Kitchen, Breakfast nook
Appliances: Dishwasher, Disposal, Dryer - Front Loading, Exhaust Fan, Oven - Double, Oven / Range - Gas, Range Hood, Refrigerator, Washer - Front Loading, Water Heater
Amenities: Attached Master Bathroom, Attic - Stairs Pull Down, Bedroom - Entry Level, Built-in Bookcases, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Countertop(s) - Granite, Crown Molding, Fireplace Gas Insert, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Vanities - Separate, Wall to Wall Carpeting, Washer / Dryer Hookup, Wood Floors, Wet Bar / Bar
Security: Security System, Smoke Detector
Windows/Doors:
Walls/Ceilings:

Basement: Yes Foundation:
Basement Type: Daylight, Partial, Heated, Improved, Connecting Stairway
Basement Entrance: Inside Access, Outside Entrance, Rear Entrance, Connect Stair
Handicap: None
Unit Description:
R-Factor Basement: R-Factor Ceilings: R-Factor Walls:
House Dimensions: x SQFT-Tot Fin: 0
Above Grade Unfinished: Above Grade Finished:
Below Grade Finished: Below Grade Unfinished: Tax Living Area: 7,983
Directions:
From Old Dominion, right into the reserve, left on Glenhaven, right on Founders Ridge, Right on Meritage, straight ahead, sign on property.

REMARKS

Internet/Public:
Spectacular custom-built French country residence in highly desirable Reserve community. Flowing layout w/ designer finishes throughout, gourmet kitchen, expansive master suite with fireplace, sitting room & luxurious master bath, walkout lower level w/ rec room with wet bar, exercise room & home theater. Backyard offers a pool, spa and beautiful hardscaping. Circular driveway & 3-car garage.

EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: .86/37,269
Exterior:
Exterior Construction: Stone, Stucco - Synthetic, Brick
Lot Description:
Other Buildings:
Original Builder: Adrian Edwards New Construction: No
Property Condition: Shows Well
Roads:
Roofing: Shingle - Asphalt, Shingle - Architectural
Soil Type:
Topography:
Transportation:

View/Exposure:
Year Converted:

Year Renovated:

PARKING

Parking: DW - Circular, Garage, Paved Driveway, Faces Side
Garage Type: Attached
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: Heat Pump(s), Forced Air, Zoned
Cool System: Central Air Conditioning, Heat Pump(s), Zoned
Water: Public
Sewer Septic: Public Sewer
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, Electric
Cool Fuel: Electric
Hot Water: Natural Gas

FINANCIAL INFORMATION

Earnest Money:
Total Taxes: \$30,916
Tax Year: 2016

Other Fees: /
City/Town Tax:
Refuse Fee:
Water/Sewer Hook-up:
Special Tax Assess: \$1,374
Improvements: \$1,798,590
Investor Ratio:

County Tax: \$30,155
Tap:
Front Foot Fee:
Yr Assessed: 2016
Total Tax Assessment: \$2,668,590
Total Units:

Assessments:
Land: \$870,000

Project Approved:
Possession: Settlement

HOA/CONDO

HOA Fee: \$460.00/ Monthly
Condo/Coop Fee: /
HOA/Condo/Coop Amenities:
HOA/Condo/Coop Rules:
HOA/Condo/Coop Fee Includes:
HOA/Condo/Coop Management:

HOA: Yes

LEGAL INFORMATION

Tax Map: 0204 29 0150
Section: 4
Liber:
Zoning Code: 110
Historic Designation ID:
Contract Info:
Disclosures: Prop Disclaimer
Documents:
Special Permits:

Lot #: 150
Phase:
Folio: 204
Master Plan Zoning:

Block/Square:
Parcel Number:

Broker Name: Washington Fine Properties, LLC

List Date: 20-Sep-2016
VRP: No
Low Price: \$3,850,000

Orig List Price: \$3,850,000
Prior List Price:
Status Change Date: 20-Sep-2016

Off Mkt Date:
DOM-MLS: 57
DOM-Prop: 57

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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