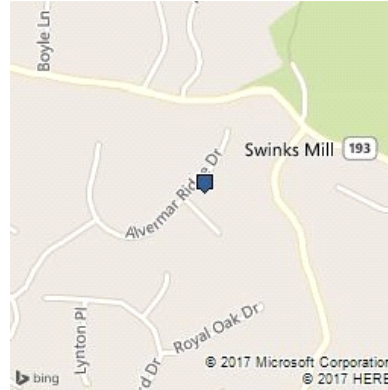


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX9938816 - FAIRFAX  
7690 BALLESTRATE CT, MCLEAN, VA 22102

Full Listing  
Residential



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

Adv Sub: Garfield Park  
Legal Sub: GARFIELD PARK  
Condo/Coop Proj Name:

Tax ID: 21-3-28- -46  
HOA Fee: \$465.00/ Monthly  
C/C Fee: /

Elementary: CHURCHILL ROAD

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

Style: French Country  
Type: Detached  
TH Type:  
#Levels: 3  
Auction: No  
#Fireplaces: 8  
Model:

Total Taxes: \$33,528  
Tax Year: 2016  
Lot AC/SF: .87/37,801

Middle:

List Price: \$3,650,000  
Inc City/Town:  
Zip: 22102 - 1441  
Election District:  
Transaction Type: Standard  
ADC Map Coord: SEE GOOGLE

Area:

Level Location:  
Age: 11  
Year Built: 2006

High: LANGLEY

### INTERIOR

	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	8	1	5		2	
Full Baths:	8	1	5		2	
Half Baths:	3	2	0		1	

### FEATURES

Rooms:

Main Entrance:

Interior Style:

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

Appliances:

Amenities: Attached Master Bathroom, Automatic Garage Door Opener, Built-in Bookcases, Chair Railing, Closet - Master Bedroom Walk-in, Countertop(s) - Granite, Crown Molding, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Staircase - Double / Dual, Stair - Curved, Tub - Soaking, Vanities - Double, Vanities - Separate, Washer / Dryer Hookup, Wet Bar / Bar, Whirlpool Jets, Wood Floors

Security:

Windows/Doors:

Walls/Ceilings:

Basement: Yes

Foundation:

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

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

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SQFT-Tot Fin: 10200

Above Grade Unfinished: 1400

Above Grade Finished: 7500

Below Grade Finished: 2700

Below Grade Unfinished: 600

Tax Living Area: 7,180

Directions:

West on Georgetown Pike, Left on Centrillion Drive. Right on Alvermar Ridge Drive to corner of Alvermar and Ballestrate Court to #7690.

### REMARKS

Internet/Public:

Beautiful residence in The Reserve on private & lush setting w/ expansive public rooms, gourmet kitchen w/ light-filled breakfast room, main level guest suite, master suite w/ large sitting room, walkout lower level w/ 10 Ft.+ ceilings, & a separate guest/au pair suite over garage. Immaculate landscaping & hardscaping throughout w/ multi-tiered deck, water fall & rear stone patio w/ outdoor fp.

### EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .87/37,801

Exterior:

Exterior Construction: Stucco, Stone

Lot Description:

Other Buildings: Above Grade, Below Grade, Guest House

Original Builder: Adrian Edwards

New Construction: No

Property Condition:

Roads:

Roofing:

Soil Type:

Topography:

Transportation:

View/Exposure:  
Year Converted:

Year Renovated:

**PARKING**

Parking: Garage  
Garage Type: Attached, Detached, Front Loading Garage, 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, Heat Pump(s)  
Cool System: Central Air Conditioning  
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: \$33,528  
Tax Year: 2016

Other Fees: /  
City/Town Tax:  
Refuse Fee:  
Water/Sewer Hook-up:  
Special Tax Assess: \$1,490  
Improvements: \$1,892,580  
Investor Ratio:

County Tax: \$32,703  
Tap:  
Front Foot Fee:  
Yr Assessed: 2017  
Total Tax Assessment: \$2,763,580  
Total Units:

Assessments:  
Land: \$871,000

Project Approved:  
Possession: Settlement

**HOA/CONDO**

HOA Fee: \$465.00/ 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: 0213 28 0046  
Section: 2  
Liber:  
Zoning Code: 110  
Historic Designation ID:  
Contract Info:  
Disclosures: Prop Disclosure  
Documents:  
Special Permits:

Lot #: 46  
Phase:  
Folio: 213  
Master Plan Zoning:

Block/Square:  
Parcel Number:

Broker Name: Washington Fine Properties, LLC

List Date: 05-May-2017  
VRP: No  
Low Price: \$3,650,000

Orig List Price: \$3,650,000  
Prior List Price:  
Status Change Date: 05-May-2017

Off Mkt Date:  
DOM-MLS: 1  
DOM-Prop: 1

**SOLD INFORMATION**

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

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