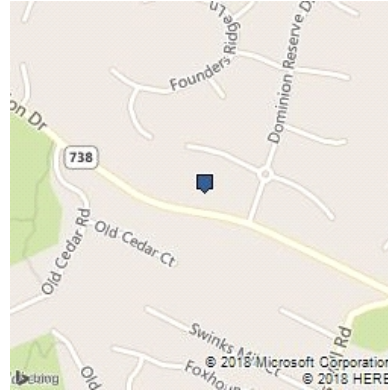


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX10145764 - FAIRFAX  
7841 MONTVALE WAY, MCLEAN, VA 22102

Full Listing  
Residential



Status: Active  
Ownership: Fee Simple  
Sale or Rental: Sale  
Listing Type: Modified/Excl

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

List Price: \$2,975,000  
Inc City/Town:  
Zip: 22102 - 2030  
Election District:  
Transaction Type: Standard  
ADC Map Coord: GOOGLE

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

Area:

Tax ID: 20-4-29- -163  
HOA Fee: \$455.00/ Monthly  
C/C Fee: /

Total Taxes: \$29,208  
Tax Year: 2017  
Lot AC/SF: 1.04/45,300

Level Location:  
Age: 12  
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:	6	0	5		1	
Full Baths:	6	0	5		1	
Half Baths:	2	2	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Foyer	17 x 18	Main	Wood	
Living Room	16 x 26	Main	Wood	Gas
Dining Room	15 x 18	Main	Wood	
Den/Stdy/Lib	14 x 17	Main	Wood	
Family Rm	18 x 21	Main	Wood	Gas
Kitchen	18 x 23	Main		
Breakfast Room	12 x 16	Main		
Florida/Sun Rm	15 x 16	Main		
Mud Room	9 x 14	Main		
Bedroom-Master	17 x 18	Upper 1	Carpet	Gas
MBR w/Sit Rm	14 x 14	Upper 1	Carpet	
Bedroom-Second	16 x 13	Upper 1	Carpet	
Bedroom-Third	17 x 22	Upper 1	Wood	
Bedroom-Fourth	16 x 14	Upper 1	Carpet	
Bedroom-Fifth	23 x 18	Upper 1	Carpet	
Lndry-Uppr Lvl	15 x 7	Upper 1		
Recreation Rm	18 x 23	Lower 1	Carpet	
Game/Exer Rm	16 x 47	Lower 1	Carpet	
Bedroom-First	15 x 16	Lower 1	Carpet	
Storage Room		Lower 1		
Other Room 1	12 x 12	Lower 1	Carpet	
Other Room 2		Lower 1		

### FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Other Room 1, Other Room 2, Foyer, Breakfast Room, Bedroom-First, Den/Stdy/Lib, Florida/Sun Rm, Game/Exer Rm, Lndry-Uppr Lvl, MBR w/Sit Rm, Mud Room, Storage Room

Main Entrance: Foyer, Two Story Foyer

Interior Style:

Dining/Kitchen: Breakfast Room, Butlers Pantry, Gourmet, Sep Dining Rm

Appliances: Dishwasher, Disposal, Dryer, Humidifier, Microwave, Stove, Refrigerator, Range Hood, Washer

Amenities: Attached Master Bathroom, Automatic Garage Door Opener, 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, Stair - Curved, Vanities - Separate, Wall to Wall Carpeting, Wet Bar / Bar, Wood Floors, Countertop(s) - Corian

Security: Security System, Intercom

Windows/Doors: Bay / Bow Windows, French Doors, Recessed Lighting, Palladian Windows

Walls/Ceilings: 2 Story Ceilings, Vaulted Ceilings

Basement: Yes

Foundation:

Basement Type: Daylight, Full, Fully Finished, Walkout Level, Windows

Basement Entrance: Connect Stair, Inside Access, Outside Entrance

Handicap: None  
 Unit Description:  
 R-Factor Basement: R-Factor Ceilings: R-Factor Walls:  
 House Dimensions: x SQFT-Tot Fin: 11022  
 Above Grade Unfinished: Above Grade Finished: 7494  
 Below Grade Finished: 3528 Below Grade Unfinished: Tax Living Area: 7,447  
 Directions:  
 Head North West on Old Dominion, Right on Dominion Reserve, Left on Montvale Way, Left on Private Driveway, House will be on the Right.

**REMARKS**

Internet/Public:  
 Private on +1 Acre in the prestigious Reserve w/ large backyard. Elegant 2-Story Foyer, hardwood & tile floors, Kit. w/ Butler's Pantry, cust. cabinets & granite countertops. Sun Rm w/ floor to ceiling windows & ceiling fan, Fam. Rm w/ fp. Master Suite w/ Sitting Rm, fp, his & hers walk-in closets & lux bath! Walk-Out Rec Rm has Wet Bar, Billiards Area, Fitness & Bedroom, 2 Bonus Rms & Storage.

**EXTERIOR**

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: 1.04/45,300  
 Exterior: Deck, Terrace, Stone Retaining Walls, Fenced - Rear  
 Exterior Construction: Brick, Stone  
 Lot Description:  
 Other Buildings: Above Grade, Below Grade  
 Original Builder: New Construction: No  
 Property Condition:  
 Roads:  
 Roofing:  
 Soil Type:  
 Topography:  
 Transportation:  
 View/Exposure:  
 Year Converted: Year Renovated:

**PARKING**

Parking: Garage  
 Garage Type: Attached, Side Loading Garage # Gar/Carpt/Assgn Sp: 3//  
 Carport Type: Parking Space #:  
 Parking Incl in List Price: Yes Parking Incl in Sale Price: No Parking Block/Square:

**UTILITIES**

Heat System: Forced Air Heat Fuel: Natural Gas  
 Cool System: Central Air Conditioning, Ceiling Fan(s) Cool Fuel: Electric  
 Water: Public Hot Water: Natural Gas  
 Sewer Septic: Public Sewer  
 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:

**FINANCIAL INFORMATION**

Earnest Money: Other Fees: /  
 Total Taxes: \$29,208 City/Town Tax: County Tax: \$27,876  
 Tax Year: 2017 Refuse Fee: Tap:  
 Assessments: Water/Sewer Hook-up: Front Foot Fee:  
 Land: \$836,000 Special Tax Assess: \$1,332 Yr Assessed: 2017  
 Improvements: \$1,630,880 Total Tax Assessment: \$2,466,880  
 Investor Ratio: Total Units:  
 Project Approved:  
 Possession: Settlement

**HOA/CONDO**

HOA Fee: \$455.00/ Monthly HOA: Yes  
 Condo/Coop Fee: /  
 HOA/Condo/Coop Amenities:  
 HOA/Condo/Coop Rules:  
 HOA/Condo/Coop Fee Includes:  
 HOA/Condo/Coop Management:

**LEGAL INFORMATION**

Tax Map: 0204 29 0163 Lot #: 163 Block/Square:  
 Section: 1A Phase: Parcel Number:  
 Liber: Folio: 204  
 Zoning Code: 110  
 Historic Designation ID: Master Plan Zoning:  
 Contract Info:  
 Disclosures: Prop Disclosure  
 Documents:  
 Special Permits:

Broker Name: TTR Sothebys International Realty

List Date: 31-Jan-2018 Orig List Price: \$2,975,000 Off Mkt Date:  
 VRP: No Prior List Price: DOM-MLS: 0  
 Low Price: \$2,975,000 Status Change Date: 01-Feb-2018 DOM-Prop: 0

**SOLD INFORMATION**