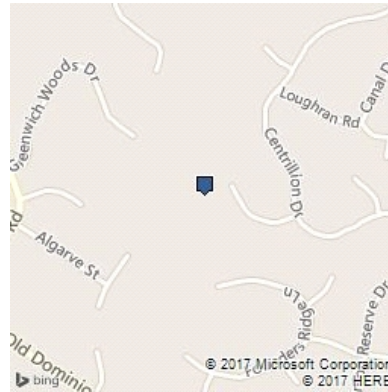


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX10110699 - FAIRFAX
7849 WESTMONT LN, MCLEAN, VA 22102

Full Listing
Residential



Status: Sold	Style: Colonial	List Price: \$2,799,900
Close Date: 31-Jan-2018	Seller Subsidy: \$0	Close Price: \$2,950,000
Ownership: Fee Simple	Type: Detached	Inc City/Town:
Sale or Rental: Sale	TH Type:	Zip: 22102 - 1452
Listing Type: Excl. Right	#Levels: 3	Election District:
Adv Sub: Garfield Park	Auction: No	Transaction Type: REO/Bank Owned
Legal Sub: GARFIELD PARK	#Fireplaces: 3	ADC Map Coord: GPS
Condo/Coop Proj Name: THE RESERVE	Model: Wentworth	Area:
Tax ID: 20-4-29- -111A	Total Taxes: \$32,045	Level Location:
HOA Fee: \$465.00/ Monthly	Tax Year: 2017	Age: 12
C/C Fee: /	Lot AC/SF: 1.34/58,378	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
Foyer		Main	Hardwood	
Living Room		Main	Hardwood	
Dining Room		Main	Hardwood	
Kitchen		Main	Hardwood	
Breakfast Room		Main	Hardwood	
Den/Stdy/Lib		Main	Hardwood	
Family Rm		Main	Hardwood	Gas
Solarium		Main		
Bedroom-Master		Upper 1	Carpet	
MBR w/Sit Rm		Upper 1	Carpet	
Bedroom-Second		Upper 1	Carpet	
Bedroom-Third		Upper 1	Carpet	
Bedroom-Fourth		Upper 1	Carpet	
Bedroom-Fifth		Upper 1	Carpet	
Loft		Upper 1	Hardwood	
Lndry-Sep Rm		Main	Ceramic Tile	
Recreation Rm		Lower 1	Carpet	
Game/Exer Rm		Lower 1	Carpet	
Other Room 2		Lower 1	Carpet	
Other Room 1		Lower 1	Carpet	
Other Room 3		Lower 1	Carpet	
Storage Room		Lower 1	Concrete	

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, Other Room 3, Foyer, Breakfast Room, Den/Stdy/Lib, Game/Exer Rm, Lndry-Sep Rm, Loft, MBR w/Sit Rm, Solarium, Storage Room

Main Entrance: Foyer, Two Story Foyer

Interior Style: Floor Plan-Open

Dining/Kitchen: Gourmet, Kit-Breakfast Bar, Sep Dining Rm, Butlers Pantry, Breakfast Room, Fam Rm Off Kit, Kit-Island

Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Oven - Double, Central Vacuum, Cooktop, Dryer - Front Loading, Exhaust Fan, Extra Refrigerator / Freezer, Humidifier, Oven - Wall, Washer - Front Loading, Water Heater - High-Efficiency

Amenities: Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Chair Railing, Countertop(s) - Granite, Crown Molding, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Tub - Soaking, Wood Floors, Attic - Access Only, Attic - Stairs Pull Down, Bidet, Built-in Bookcases, Built-in China Cabinet, Closet - Master Bedroom Walk-in, Drapery Rods, Drapes / Curtains, Fireplace Gas Insert, Fireplace Glass Doors, Fireplace Mantel(s), Master Bedroom - Full Bathroom, Staircase - Double / Dual, Stair - Curved, Vanities - Separate, Wall to Wall Carpeting, Wet Bar / Bar

Security: Motion Detectors, Monitored, Smoke Detector, Security System

Windows/Doors: Bay / Bow Windows, Casement, Double Pane Windows, Palladian Windows, Screens, Recessed Lighting, Six Panel Doors

Walls/Ceilings: 9+ Ceilings, 2 Story Ceilings

Basement: Yes
Basement Type: Fully Finished, Daylight, Full
Basement Entrance: Rear Entrance
Handicap: None
Unit Description:
R-Factor Basement: R-Factor Ceilings: R-Factor Walls:
House Dimensions: x SQFT-Tot Fin: 12310
Above Grade Unfinished: Above Grade Finished: 9010
Below Grade Finished: 3300 Below Grade Unfinished: 900 Tax Living Area: 9,010
Directions:
495 North . Exit 44 for Georgetown Pike towards Great Falls. Left onto Georgetown to Left onto Centrillion. 2nd right onto Westmont to home on left at end of cul de sac.

REMARKS

Internet/Public:
OFFER ACCEPTED WOULD CONSIDER BACKUP. OVER 12000 SQ FT GULICK WOODLEA MODEL WITH FULL WALK OUT. 7 BEDROOMS, 7 FULL BATHS, WITH 4 CAR GARAGE AND ALL EXTENSIONS ON ONE OF THE LARGEST LOTS IN THE RESERVE. VERY UPGRADED WITH AUDIO, IRRIGATION, CENTRAL VAC, BUILT-INS AND MORE. 6 BEDROOMS ON THE UPPER LEVEL, FULLY FINISHED LOT OVER.

EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: 1.34/58,378
Exterior: Balcony, Deck, Flood Lights, Porch-front, Udrgrd Lwn Sprnklr
Exterior Construction: Brick and Siding, Siding - Vinyl
Lot Description: Backs to Trees, Cul-de-sac, Landscaping, Lot Premium, Private, Bcks-Opn Comm, Partly Wooded, Trees/Wooded
Other Buildings: Above Grade, Below Grade
Original Builder: Gulick New Construction: No
Property Condition: Shows Well
Roads: City/County
Roofing: Shingle - Architectural
Soil Type:
Topography: Rolling
Transportation:
View/Exposure: Trees
Year Converted: Year Renovated:

PARKING

Parking: Garage
Garage Type: Attached # Gar/Carpt/Assgn Sp: 4//
Carport Type: Parking Space #:
Parking Incl in List Price: Yes Parking Incl in Sale Price: Yes Parking Block/Square:

UTILITIES

Heat System: Forced Air Heat Fuel: Natural Gas
Cool System: Central Air Conditioning, Ceiling Fan(s), Programmable Thermostat, Zoned Cool Fuel: Electric
Water: Public Hot Water: Natural Gas
Sewer Septic: Septic
TV/Cable/Comm: Cable-Prewired, Phone Jacks-Plug, Udrgrd Utils
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: \$32,045 City/Town Tax: County Tax: \$30,583
Tax Year: 2017 Refuse Fee: Tap:
Water/Sewer Hook-up: Front Foot Fee:
Assessments: Special Tax Assess: \$1,462 Yr Assessed: 2017
Land: \$915,000 Improvements: \$1,791,490 Total Tax Assessment: \$2,706,490
Investor Ratio: Total Units:
Project Approved:
Possession: Settlement

HOA/CONDO

HOA Fee: \$465.00/ Monthly HOA: Yes
Condo/Coop Fee: /
HOA/Condo/Coop Amenities: Concierge, Community Center, Gated Community
HOA/Condo/Coop Rules: Covenants
HOA/Condo/Coop Fee Includes: Comm Center, Lawn Care front, Management, Master Ins Policy, Reserve Funds, Security, Trash Removal, Security Gate
HOA/Condo/Coop Management: Prof-Off Site

LEGAL INFORMATION

Tax Map: 0204 29 0111A Lot #: 111A Block/Square:
Section: 3 Phase: Parcel Number:
Liber: Folio: 204
Zoning Code: 110 Master Plan Zoning:
Historic Designation ID:
Contract Info: Relo/Bank Addendum, As is condition clause required
Disclosures: Prop Disclosure, Subj to Condo/HOA Docs
Documents:
Special Permits:

Broker Name: TTR Sothebys International Realty

List Date: 18-Dec-2017 Orig List Price: \$2,799,000 Off Mkt Date:
VRP: No Prior List Price: \$2,799,000 DOM-MLS: 9
Low Price: \$2,799,900 Status Change Date: 01-Feb-2018 DOM-Prop: 9

SOLD INFORMATION

Contract Date: 12-Jan-2018 Sell/Rent Agency: Buyer Agency
Close Date: 31-Jan-2018 Close Price: \$2,950,000 Seller Subsidy: \$0
Selling/Rental Office: KWR30

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

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