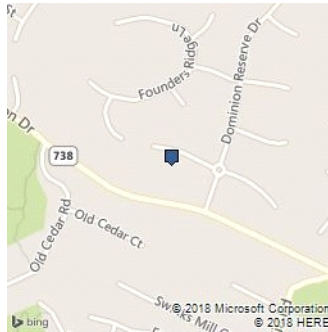


Residential Full - Agent

Metropolitan Regional Information Systems, Inc.

FX10088857 - FAIRFAX
 Bright MLS #: 1003393367
 7845 MONTVALE WAY, 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:

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

List Price: \$2,495,000
 Transaction Type: Standard
 Inc City/Town:
 Zip: 22102 - 2030
 Election District:
 ADC Map: GPS
 TBM Map:
 Area:

Tax ID: [20-4-29--162](#)
 HOA Fee: \$460.00 / Monthly
 C/C Fee: /
 Elementary: Churchill Road

Total Taxes:
 Tax Year:
 Lot AC/SF: .97 / 42,286
 Middle: Cooper

Level Location:
 Age: 17
 Year Built: 2001
 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:	1	1	0			

Room	Dimensions	Level	Flooring	Fireplace
Bedroom-Fifth	18 x 14	Upper 1	Carpet	
Bedroom-First				
Bedroom-Second	16 x 14	Upper 1	Carpet	
Bedroom-Third	16 x 14	Upper 1	Carpet	
Bedroom-Fourth	15 x 14	Upper 1	Carpet	
Bedroom-Master	22 x 18	Upper 1	Hardwood	Gas
Sitting Room	16 x 11	Upper 1	Hardwood	
Kitchen	29 x 15	Main	Hardwood	
Dining Room	17 x 16	Main	Hardwood	
Den/Study/Lib				
Living Room	18 x 15	Main	Hardwood	
Laundry-Kit Lvl				
Other Room 1	20 x 15	Main	Hardwood	
Family Rm	24 x 19	Main	Hardwood	Gas
Foyer				
Florida/Sun Rm				
Recreation Rm		Lower 1	Carpet	
Other Room 2		Lower 1	Carpet	Gas

FEATURES

Main Entrance: Two Story Foyer
 Interior Style: Floor Plan-Traditional
 Dining/Kitchen: Breakfast Room, Sep Dining Rm, Kit-Island, Butlers Pantry
 Appliances: Central Vacuum, Cooktop, Dishwasher, Disposal, Dryer, Humidifier, Microwave, Oven - Double, Oven - Wall, Oven / Range - Electric, Refrigerator, Washer, Stove
 Amenities: Attic - Stairs Pull Down, Automatic Garage Door Opener, Built-in Bookcases, Built-in China Cabinet, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Closet(s) - Cedar, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Wet Bar / Bar, Wood Floors, Crown Molding, Countertop(s) - Granite
 Security: Security System, Electric Alarm
 Windows/Doors: Six Panel Doors, French Doors
 Walls/Ceilings: 9'+ Ceilings

Basement: Yes
 Basement Type: Fully Finished, Daylight, Full, Walkout Level
 Basement Entrance: Rear Entrance
 Handicap: None
 Unit Description:
 R-Factor Basement:
 House Dimensions:
 Above Grade Unfinished:
 Below Grade Finished: 3120

Foundation:
 R-Factor Ceilings:
 SQFT-Tot Fin: 10,411
 Above Grade Finished: 7,291
 Below Grade Unfinished:
 Tax Living Area: 7,291

REMARKS

General/Agent:
 SELLERS are now offering 3% COMMISSION to Buyer Agent. PRICED IMPROVED **Highly Motivated Sellers** Immaculate landscaping & hardscaping throughout. Expanded deck w/ built-in grill. Rear irrigation installed with front & back exterior lighting. Walk-out LL w/ wine cellar, wet bar, media rm, gym. New AC Carrier units installed within last 2 years. Factory 10 year warranty.

Internet/Public:

Newly Price Improved Stunning custom light filled home in the prestigious *The Reserve*. ML & LL Custom imported italian marble fireplaces. Immaculate landscaping & hardscaping throughout. Expanded deck w/ built-in grill & view of gorgeous back yard w/ waterfall, gazebo. Perfect for outdoor & indoor entertaining. New AC Carrier units installed within last 2 years. Factory 10 year warranty.

Directions:

From McLean: Old Dominion, Right on Dominion Reserve, Left on Montvale Way, House is on the Left. Sign on property.

EXTERIOR

Building Sites/Lots:
 Exterior: Deck, Extensive Hardscape, Flood Lights, Stone Retaining Walls, Water Fountains
 Exterior Construction: Brick
 Lot Description:
 Other Structures: Above Grade, Below Grade, Gazebo

Lot Dimension:
 Lot Acres/Sqft: .97/42,286

Original Builder:
Property Condition: New Construction: No
Roads:
Roofing: Shingle - Architectural
Soil Type:
Topography:
Transportation:
View/Exposure:
Year Converted: Year Renovated:

PARKING
Parking: Garage
Garage Type: Attached
Carport Type:
Parking Incl in List Price: No
Parking Incl in Sale Price: No
Parking Lot:
Gar/Carpt/Assgn Sp: 3//
Parking Space #:
Parking Block/Square:

UTILITIES
Heat System: Forced Air
Cooling 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:
Heat Fuel: Natural Gas
Cool Fuel: Electric
Hot Water: Natural Gas
Water 12 Months/Average:
Heating Oil 12 Months/Average:
Energy Efficiency:
Indoor Air Quality:
Sustainability:

FINANCIAL INFORMATION
Earnest Money:
Total Taxes:
Tax Year:
Assessments:
Land:
Project Approved:
Possession: Settlement
Tenant Rights:
Other Fees: /
City/Town Tax:
Refuse Fee:
Water/Sewer Hook-up:
Special Tax Assess:
Improvements:
Investor Ratio:
County Tax:
Tap:
Front Foot Fee:
Yr Assessed:
Total Tax Assessment: \$
Total Units:

Current Financing/Loan:
1st Trust Bal: PI: Int Rate: Orig. Date: Yrs Remain:
2nd Trust Bal: PI: Int Rate: Orig. Date: Yrs Remain:
Undr. Mtg Bal: PI: Int Rate: Orig. Date: Yrs Remain:

New Financing:
Cash to Assume:
Balloon # Years:
Annual Rent Income:
Rental Year:
Interest Rate:
Amortized Years:
Special Assessment:
Special Assessment 2:
Years:
Remaining Yrs:
Remaining Yrs:

HOA/CONDO
HOA Fee: \$460.00/ Monthly
Condo/Coop Fee: /
Community Amenities:
HOA/Condo/Coop Rules:
HOA/Condo/Coop Fee Includes:
HOA/Condo/Coop Management:
Age Restricted Housing: No
Services Included:
Activities:
HOA: Yes
Age Requirement:

LEGAL INFORMATION
Tax Map: 0204 29 0162
Section: 1A
Liber:
Zoning Code: 110
Historic Designation ID:
Contract Info:
Disclosures: Prop Disclosure, Agt/Rel to Own
Documents:
Special Permits:
Lot #: 162
Phase:
Folio: 204
Block/Square:
Parcel Number:
Master Plan Zoning:

OWNER and SHOWING CONTACT
Owner 1: Owner
Show Contact #1: Cat Greenway
Show Instructions: Appt Only-Lister, Sign on Property, LA Must Accom, Schedule Online
Show Time:
Home:
Home: (703) 795-2608
Office:
Office:

PROPERTY MANAGEMENT
Property Mgmt Company:
Prop Mgr's Name:
Office:
Phone:

LISTING AGENT/BROKER
Listing Agent: Cat Greenway
Home: (703) 795-2608
Office:
Voice Mail: Ext:
Home Fax:
Pager:
Cell: (703) 795-2608

Broker Name: Pearson Smith Realty, LLC
Broker Address: 43777 Central Station Dr Ste 390, Ashburn, VA 20147
Broker Code: PSTH1
Office Phone: (571) 386-1075
Office Fax: (571) 386-1081

COMPENSATION
Sub-Agent: 0
Disclose Dual Agency: No
Buyer-Agent: 3%
Variable Rate: No
Additional:
Designated Rep: Yes
List Date: 24-Oct-2017
VRP: No
Low Price: \$2,495,000
Status Change Date: 13-Nov-2017
Photo Option: Lister will Submit All
Advertising: IDX-PUB
Orig List Price: \$3,350,000
Prior List Price: \$2,574,000
DOM-MLS: 242
Off Mkt Date:
Total Photos: 30
Update Type: Other
Update Date: 11-Jul-2018
DOM-Prop: 242

SOLD INFORMATION