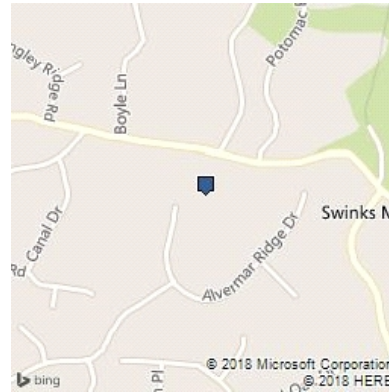


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX10205689 - FAIRFAX
896 ALVERMAR RIDGE DR, MCLEAN, VA 22102

Full Listing
Residential



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

Style: Colonial
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 5
Model:

List Price: \$4,200,000
Inc City/Town:
Zip: 22102 - 1435
Election District:
Transaction Type: Standard
ADC Map Coord: GOOGLE

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

Tax ID: 20-4-29- -63
HOA Fee: \$420.00/ Monthly
C/C Fee: /

Total Taxes: \$31,137
Tax Year: 2017
Lot AC/SF: 1.41/61,248

Area:
Level Location:
Age: 14
Year Built: 2004

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:	9	1	7		1	
Full Baths:	8	1	5		2	
Half Baths:	3	2	0		1	

FEATURES

Rooms:
Main Entrance:
Interior Style:
Dining/Kitchen: 2nd Kitchen, Butlers Pantry, Gourmet, Kit-Breakfast Bar, Kit-Island, Kit-Table Space, Sep Dining Rm, Eat-In Kitchen
Appliances: Dishwasher, Disposal, Dryer, Icemaker, Microwave, Oven - Wall, Range Hood, Refrigerator, Stove, Washer
Amenities: Attached Master Bathroom, Attic - Access Only, Automatic Garage Door Opener, Bathroom(s) - Dual Entry, Bathroom(s) - Ceramic Tile, Bedroom - Entry Level, Built-in Bookcases, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Countertop(s) - Granite, Crown Molding, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Sauna, Staircase - Double / Dual, Tub - Soaking, Vanities - Separate, Wall to Wall Carpeting, Wet Bar / Bar, Whirlpool Jets, Wood Floors
Security:
Windows/Doors:
Walls/Ceilings: 2 Story Ceilings, 9'+ Ceilings, Tray Ceilings

Basement: Yes Foundation:
Basement Type: Fully Finished, Improved, Outside Entrance, Rear Entrance, Walkout Level, Windows, Daylight, Partial
Basement Entrance: Inside Access, Rear Entrance

Handicap: None
Unit Description:
R-Factor Basement: R-Factor Ceilings:
House Dimensions: x SQFT-Tot Fin: 12849 R-Factor Walls:
Above Grade Unfinished: Above Grade Finished: 8236
Below Grade Finished: 4613 Below Grade Unfinished: Tax Living Area: 8,236

Directions:
From McLean, start on Old Dominion Dr, Turn right onto Dominion Reserve Dr, At the traffic circle, continue straight Continue onto Dominion Reserve Dr, Right onto Centrillion Dr, Left onto Alvermar Ridge Drive, house will be on the Left.

REMARKS

Internet/Public:
Custom on 1.4 acres in the Reserve. Over 12,000 Sq/Ft. Grand 2-Story Foyer w/ dual staircase. 2-Story Great Room opens to the sprawling Terrace & entertainers dream backyard w/ Pool & outdoor Kitchen. Main Level Master w/ wet bar, his & hers walk-in closets & luxury bath. 5 BRs in Upper Level. Walk-out Lower Level Rec Rm w/ Gym w/ Sauna, Theater, 2nd Kitchen, Wine Cellar & Bedroom w/ Full Bath.

EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: 1.41/61,248
Exterior: Extensive Hardscape, Terrace, Pool (In-Ground), Patio
Exterior Construction: Stone, Stucco
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, Attached, Garage Door Opener
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: Forced Air, Zoned
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
Cool Fuel: Electric
Hot Water: 60 or More Gallon Tank

FINANCIAL INFORMATION

Earnest Money:
Total Taxes: \$31,137
Tax Year: 2017

Other Fees: /
City/Town Tax:
Refuse Fee:
Water/Sewer Hook-up:
Special Tax Assess: \$1,420
Improvements: \$1,832,580
Investor Ratio:

County Tax: \$29,717
Tap:
Front Foot Fee:
Yr Assessed: 2018
Total Tax Assessment: \$2,751,580
Total Units:

Project Approved:
Possession: Settlement

HOA/CONDO

HOA Fee: \$420.00/ 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 0063
Section: 2
Liber:
Zoning Code: 110
Historic Designation ID:
Contract Info:
Disclosures: Prop Disclosure
Documents:
Special Permits:

Lot #: 63
Phase:
Folio: 204
Master Plan Zoning:

Block/Square:
Parcel Number:

Broker Name: Washington Fine Properties, LLC

List Date: 11-Apr-2018
VRP: No
Low Price: \$4,200,000

Orig List Price: \$4,500,000
Prior List Price: \$4,500,000
Status Change Date: 13-Apr-2018

Off Mkt Date:
DOM-MLS: 152
DOM-Prop: 152

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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