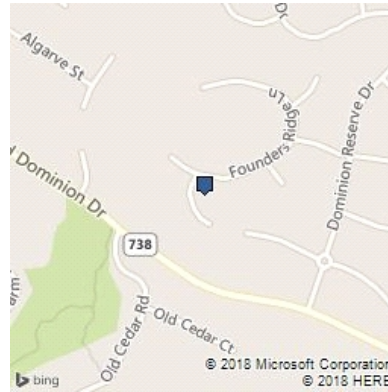


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX10331393 - FAIRFAX  
1063 SILENT RIDGE CT, MCLEAN, VA 22102

Full Listing  
Residential



Status: Rented  
Close Date: 01-Oct-2018  
Ownership: Fee Simple  
Sale or Rental: Rental  
Listing Type: Excl. Right  
Adv Sub: The Reserve  
Legal Sub: GARFIELD PARK  
Condo/Coop Proj Name:

Style: Colonial  
Seller Subsidy: \$0  
Type: Detached  
TH Type:  
#Levels: 3  
#Fireplaces: 3  
Model:

List Price: \$9,800  
Close Price: \$10,000  
Inc City/Town:  
Zip: 22102 - 2041  
Election District:  
ADC Map Coord: 8-B5

Tax ID: 20-4-29- -129A  
HOA Fee: \$430.00/ Monthly  
C/C Fee: /

Total Taxes:  
Tax Year:  
Lot AC/SF: .87/37,957

Area: 1-2  
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:   | 6     | 0    | 5       |         | 1       |         |
| Full Baths: | 5     | 0    | 4       |         | 1       |         |
| Half Baths: | 2     | 2    | 0       |         | 0       |         |

| Room            | Dimensions | Level   | Flooring | Fireplace |
|-----------------|------------|---------|----------|-----------|
| MBR w/Sit Rm    | 17 x 12    | Upper 1 | Carpet   | Gas       |
| Bedroom-Second  | 14 x 18    | Upper 1 | Carpet   |           |
| Bedroom-Third   | 14 x 13    | Upper 1 | Carpet   |           |
| Bedroom-Fourth  | 16 x 15    | Upper 1 | Carpet   |           |
| Bedroom-Fifth   | 15 x 14    | Upper 1 | Carpet   |           |
| Living Room     | 18 x 14    | Main    | Hardwood |           |
| Dining Room     | 18 x 12    | Main    | Hardwood |           |
| Library         | 17 x 12    | Main    | Hardwood |           |
| Family Rm       | 23 x 18    | Main    | Hardwood | Gas       |
| Kitchen         | 22 x 16    | Main    | Hardwood |           |
| Breakfast Room  | 18 x 14    | Main    | Hardwood |           |
| Florida/Sun Rm  | 20 x 15    | Main    | Hardwood |           |
| Laundry-Kit Lvl |            | Main    | Hardwood |           |
| Recreation Rm   | 46 x 41    | Lower 1 | Hardwood | Gas       |
| Game/Exer Rm    | 17 x 13    | Lower 1 | Hardwood |           |
| Other Room 1    | 14 x 13    | Lower 1 |          |           |
| Other Room 2    | 18 x 15    | Lower 1 |          |           |
| Storage Room    | 14 x 9     | Lower 1 |          |           |
| Mud Room        |            | Main    |          |           |
| Foyer           |            | Main    | Hardwood |           |

### FEATURES

Rooms: Living Room, Dining Room, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Other Room 1, Other Room 2, Library, Foyer, Breakfast Room, Florida/Sun Rm, Game/Exer Rm, Laundry-Kit Lvl, MBR w/Sit Rm, Mud Room, Storage Room  
Main Entrance: Foyer, Two Story Foyer  
Interior Style: Floor Plan-Traditional, Floor Plan-Open  
Dining/Kitchen: Breakfast Room, Butlers Pantry, Fam Rm Off Kit, Gourmet, Kit-Breakfast Bar, Kit-Island, Kit-Table Space, Sep Dining Rm, Eat-In Kitchen  
Appliances: Central Vacuum, Cooktop, Cooktop - Down Draft, Dishwasher, Disposal, Dryer, Icemaker, Microwave, Oven - Double, Oven - Wall, Refrigerator, Six Burner Stove, Washer  
Amenities: Attic - Stairs Pull Down, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Built-in Bookcases, Chair Railing, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Countertop(s) - Granite, Crown Molding, Fireplace Gas Insert, Fireplace Mantel(s), Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Stair - Curved, Tub - Soaking, Vanities - Double, Wall to Wall Carpeting, Washer / Dryer Hookup, Water Closet(s), Wet Bar / Bar, Wood Floors, Vanities - Separate  
Security: Exterior Cameras, Motion Detectors, Security Gate, Security System  
Windows/Doors: Bay / Bow Windows, French Doors, Recessed Lighting  
Walls/Ceilings: 2 Story Ceilings, 9'+ Ceilings, Cathedral Ceilings, Dry Wall, High, Tray Ceilings, Vaulted Ceilings

Basement: Yes Foundation:  
Basement Type: Daylight, Full, Full, Fully Finished, Heated, Improved, Rear Entrance, Walkout Level, Windows  
Basement Entrance: Inside Access, Outside Entrance, Rear Entrance  
Handicap: None  
Unit Description:

R-Factor Basement:  
House Dimensions: x  
Above Grade Unfinished:  
Below Grade Finished: 2246  
Directions:

R-Factor Ceilings:  
SQFT-Tot Fin: 8984  
Above Grade Finished: 6738  
Below Grade Unfinished:

R-Factor Walls:  
  
Tax Living Area: 6,738

From McLean - Take Old Dominion, Right onto Dominion Reserve Drive, Left on Glenhaven, Left onto Founders Ridge, Left on Silent Ridge to #1063.

#### REMARKS

Internet/Public:

\*ELEGANTLY APPOINTED CUSTOM HOME ON CUL-DE-SAC IN THE RESERVE\*Extensive landscaping, in-grnd pool w/waterfall & spa in private, gated rear yd. ML w/hdwd flrs, gourmet kitchen w/granite, high end SS appl, fam rm w/vaulted ceiling. UL owner's suite w/sitting rm, FP & lux BA. UL w/4 add'l BR3/BA. LL w/rec rm, media, fitness & 6th BR/BA wks out to patio\*Perfect for indoor & outdoor entertaining!!!

#### EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: .87/37,957  
Exterior: Deck, Extensive Hardscape, Fenced - Rear, Patio, Pool (In-Ground), Slate Porch, Stone Retaining Walls, Water Falls, Hot Tub  
Exterior Construction: Brick  
Lot Description: Backs to Trees, Cul-de-sac, Landscaping, Lot Premium, Trees/Wooded  
Other Buildings: Above Grade, Below Grade  
Original Builder: Gulick New Construction: No  
Property Condition: Shows Well  
Roads:  
Roofing: Shingle - Architectural  
Soil Type:  
Topography:  
Transportation:  
View/Exposure: Garden/Lawn, Northeast, Trees  
Year Converted: Year Renovated:

#### PARKING

Parking: Garage, Paved Driveway, Faces Side, Attached, Garage Door Opener, Asphalt Driveway  
Garage Type: Attached, Side Loading Garage # Gar/Carpt/Assgn Sp: 3//  
Carport Type: Parking Space #:

#### UTILITIES

Heat System: Forced Air, Programmable Thermostat, Zoned Heat Fuel: Natural Gas  
Cool System: Central Air Conditioning, Ceiling Fan(s), Programmable Thermostat, Zoned Cool Fuel: Electric  
Water: Public Hot Water: Natural Gas, 60 or More Gallon Tank  
Sewer Septic: Septic  
TV/Cable/Comm: CATV/Dwelling, Cable-Prewired  
Electric 12 Months/Average: Water 12 Months/Average:  
Gas 12 Months/Average: Heating Oil 12 Months/Average:  
Construction Materials: Batt Insulation, Blown Insulation Energy Efficiency:  
Energy Generation: Indoor Air Quality:  
Water Conservation: Sustainability:  
Green Verification Y/N:

#### RENTAL

Date Avail: 09-01-2018 Min Lease: 12 Max Lease: 48 Lease Term: 12  
Pets Allowed: No Pet Restrictions:  
Smoking Allowed: No Tenant Rights:  
Tenant Responsible: Common Area Maintenance, Fireplace / Flue Cleaning, Lawn / Tree / Shrub Care, Light Bulbs / Filters / Fuses / Alarm Care, Minor  
Exterior Maintenance, Minor Int Maint, Utilities - All  
Rent Includes: None  
Lease Clauses: Carpet Cleaning, Pets - Not Allowed  
Rental Special: None

#### FINANCIAL INFORMATION

App Accept Date: 01-Oct-2018 Security Deposit: \$9,800 Processing Fee: \$60  
Move in Fee: \$ Elevator Use Fee: \$ Repair Deductible: \$  
Pet Deposit: Pet Fee: Monthly Pet Rent:  
Earnest Money: Other Fees: /  
Total Taxes: City/Town Tax: County Tax:  
Tax Year: Refuse Fee: Tap:  
Assessments: Water/Sewer Hook-up: Front Foot Fee:  
Land: Special Tax Assess: Yr Assessed:  
Project Approved: Improvements: Total Tax Assessment:  
Possession: Investor Ratio: Total Units:

#### HOA/CONDO

HOA Fee: \$430.00/ 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 0129A Lot #: 129A Block/Square:  
Section: 4 Phase: Parcel Number:  
Liber: Folio: 204  
Zoning Code: 110 Master Plan Zoning:  
Historic Designation ID:  
Contract Info:  
Disclosures: Prop Disclosure  
Documents:  
Special Permits:

Broker Name: CASEY MARGENAU FINE HOMES AND ESTATES INC

List Date: 27-Aug-2018 Orig List Price: \$9,800 Off Mkt Date:  
VRP: No Prior List Price: DOM-MLS: 35  
Low Price: \$9,800 Status Change Date: 01-Oct-2018 DOM-Prop: 35

#### SOLD INFORMATION

Contract Date: 01-Oct-2018 Sell/Rent Agency: Tenant Agency  
Close Date: 01-Oct-2018 Close Price: \$10,000 Seller Subsidy: \$0  
Selling/Rental Office: FRX2

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