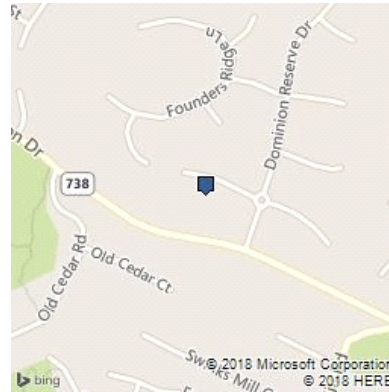


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX10088857 - FAIRFAX
7845 MONTVALE WAY, MCLEAN, VA 22102

Full Listing
Residential



Status: Active
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right

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

List Price: \$2,395,000
Inc City/Town:
Zip: 22102 - 2030
Election District:
Transaction Type: Standard
ADC Map Coord: GPS

Adv Sub: The Reserve
Legal Sub: GARFIELD PARK
Condo/Coop Proj Name:

Tax ID: 20-4-29- -162
HOA Fee: \$455.00/ Monthly
C/C Fee: /

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

Area:
Level Location:
Age: 17
Year Built: 2001

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:	1	1	0		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/Stdy/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

Rooms: Living Room, Dining Room, Bedroom-Master, Sitting Room, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Other Room 1, Other Room 2, Foyer, Bedroom-First, Den/Stdy/Lib, Florida/Sun Rm, Laundry-Kit Lvl
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: x
Above Grade Unfinished:

Foundation:
R-Factor Ceilings:
SQFT-Tot Fin: 10411
Above Grade Finished: 7291

R-Factor Walls:

Below Grade Finished: 3120

Below Grade Unfinished:

Tax Living Area: 7,291

Directions:

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

REMARKS

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.

EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .97/42,286

Exterior: Deck, Extensive Hardscape, Flood Lights, Stone Retaining Walls, Water Fountains

Exterior Construction: Brick

Lot Description:

Other Buildings: Above Grade, Below Grade, Gazebo

Original Builder:

New Construction: No

Property Condition:

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

Gar/Carpt/Assgn Sp: 3//

Parking Space #:

Parking Block/Square:

UTILITIES

Heat System: Forced Air

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:

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:

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:

Assessments:

Land:

Project Approved:

Possession: Settlement

HOA/CONDO

HOA Fee: \$455.00/ 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 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

Master Plan Zoning:

Block/Square:

Parcel Number:

Broker Name: Pearson Smith Realty, LLC

List Date: 24-Oct-2017

VRP: No

Low Price: \$2,395,000

Orig List Price: \$3,350,000

Prior List Price: \$2,495,000

Status Change Date: 13-Nov-2017

Off Mkt Date:

DOM-MLS: 353

DOM-Prop: 353

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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