

# Client Full

**878 Alvermar Ridge Drive, Mclean, VA  
22102**

**ActiveUnderContractResidential**

**\$3,495,000**



MLS #: VAFX994812  
 Tax ID #: 0204 29 0059  
 Ownership Interest: Fee Simple  
 Association: HOA  
 Structure Type: Detached  
 Levels/Stories: 3+  
 Waterfront: No  
 Views: Trees Woods  
 Garage: Yes

Beds: 8  
 Baths: 8 / 1  
 Above Grade Fin SQFT: 8,764 / Assessor  
 Price / Sq Ft: 398.79  
 Year Built: 2005  
 Style: Transitional  
 Central Air: Yes  
 Basement: Yes

## Location

County:	Fairfax, VA	School District:	Fairfax County Public Schools
In City Limits:	No	High School:	Langley
Legal Subdivision:	GARFIELD PARK	Middle/Junior School:	Churchill Road
Subdiv / Neigh:	The Reserve	Elementary School:	Spring Hill

## Association / Community Info

HOA:	Yes	HOA Fee:	\$435 / Monthly
Association Fee Incl.:	Common Area Maintenance, Management, Security Gate, Trash		
Amenities:	Concierge		

## Taxes and Assessment

Total Taxes / Year:	\$34,156 / 2018	Tax Assessed Value:	\$2,831,050 / 2018
County Tax:	\$32,557 / Annually	Imprv. Assessed Value:	\$1,946,050
Clean Green Assess:	No	Land Assessed Value:	\$885,000
Zoning:	110	Special Assmt:	\$1,600
Tax Book:	204	Land Use Code:	132
		Section:	2
		Block/Lot:	59

## Rooms

			Bed	Bath
Great Room:	Lower 1	24 x 24, Fireplace - Wood Burning, Wet Bar	Main	1 Full, 1 Half
Game Room:	Lower 1	17 x 17, Flooring - Carpet	Upper 1	6 Full
Exercise Room:	Lower 1	21 x 15, Flooring - Other	Lower 1	1 Full
Media Room:	Lower 1	20 x 14, Flooring - Carpet		
Additional Bedroom:	Lower 1	16 x 12, Flooring - Carpet		
Other:	Lower 1	16 x 13, Flooring - Tile		
Foyer:	Main	22 x 17, Flooring - Marble		
Living Room:	Main	26 x 17, Fireplace - Gas, Flooring - HardWood		
Dining Room:	Main	21 x 15, Flooring - HardWood		
Family Room:	Main	26 x 24, Fireplace - Gas, Flooring - HardWood		
Library:	Main	16 x 15, Built-Ins, Flooring - HardWood		
Kitchen:	Main	20 x 16, Flooring - Tile		
Breakfast Room:	Main	16 x 16, Flooring - Tile		
Bedroom:	Main	15 x 12, Flooring - HardWood		

Master Bedroom: Upper 1 24 x 17, Flooring - HardWood, Walk-In Closet(s)  
 Master Bathroom: Upper 1 Flooring - Terrazzo  
 Bedroom: Upper 1 19 x 15, Flooring - HardWood  
 Bedroom: Upper 1 16 x 14, Flooring - HardWood  
 Bedroom: Upper 1 17 x 15, Flooring - HardWood  
 Bedroom: Upper 1 17 x 12, Flooring - Carpet  
 Bedroom: Upper 1 17 x 12, Flooring - HardWood  
 2nd Stry Fam Rm: Upper 1 16 x 15, Flooring - Carpet  
 Laundry: Upper 1 Flooring - Tile

### Building Info

Builder Model:	Custom Home	Construction Materials:	Brick
Builder Name:	Adrian Edwards	Flooring Type:	Ceramic Tile, Hardwood, Marble, Terrazzo
Above Grade Fin SQFT:	8,764 / Assessor	Roof:	Architectural Shingle
Below Grade Fin SQFT:	4,486 / Estimated		
Total Below Grade SQFT:	4,486 / Estimated		
Total Fin SQFT:	13,250 / Estimated		
Total SQFT:	13,250 / Estimated		
Wall & Ceiling Types:	2 Story Ceilings, 9Ft+ Ceilings, Cathedral Ceilings, Plaster Walls		
Basement Type:	Full, Fully Finished, Walkout Level		

### Lot

Lot Acres / SQFT:	0.83a / 36,094sf / Plat Map/Survey	Lot Features:	Backs - Open Common Area
Views:	Trees Woods		

### Interior Features

Interior Features: 4 Fireplace(s), Gas/Propane, Built-In Microwave, Central Vacuum, Commercial Range, Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Oven/Range-Gas, Refrigerator, Six Burner Stove, Accessibility Features: None, Security System, Door Features: French, Window Features: Palladian, Upper Floor Laundry

### Exterior Features

Exterior Features: Extensive Hardscape, Exterior Lighting, Underground Lawn Sprinkler, Deck(s), Patio(s), Pool: Yes - Personal

### Parking

Parking: Attached Garage, 4-Car Garage, 4 Attached Garage Spaces, Garage - Side Entry, 4 Total Garage and Parking Spaces

### Utilities

Utilities: Central A/C, Zoned, Cooling Fuel: Electric, Electric Service: 440 Volts, Heating: Forced Air, Zoned, Heating Fuel: Natural Gas, Hot Water: 60+ Gallon Tank, Multi-tank, Natural Gas, Water Source: Public, Sewer: Public Sewer

### Remarks

Public: Grand & Prominent Custom Home built by Adrian Edwards complete w/8 BR & 8.5 BA. Over 13,000 sq.ft of living space. Dramatic ceilings, grand rooms & eye catching floor-to ceiling windows. Beautifully designed to compliment large scale entertaining with a flowing floorplan, wet bars, home theatre and wine cellar. Fully Finished lower level with high ceilings 2 full baths, Au-Paire suite, gym and covered terrace. Gorgeous private rear yard with expansive decking overlooking the pool. 4 car side-load garage with Electric Car charger.

### Listing Details

Original Price:	\$3,495,000	DOM:	68
Vacation Rental:	No	Documents Available:	Site Plan, Seller's Property Disclosure
Sale Type:	Standard		
Listing Term Begins:	03/01/2019		
Possession:	Negotiable		
Acceptable Financing:	Conventional		
Disclosures:	Prop Disclosure, Subject to VA POA		

