

# Client Full

**1026 Founders Ridge Ln, McLean, VA 22102**

**ActiveUnderContractResidential**

**\$3,475,000**



**Recent Change: 08/04/2019 : Active Under Contract : ACT->A/C**

MLS #:	VAFX1060718	Beds:	7
Tax ID #:	0204 29 0139	Baths:	8 / 2
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	7,800 / Estimated
Association:	HOA	Price / Sq Ft:	445.51
Structure Type:	Detached	Year Built:	2006
Levels/Stories:	3+	Style:	Colonial
Waterfront:	No	Central Air:	Yes
Garage:	Yes	Basement:	Yes

## Location

County:	Fairfax, VA	School District:	Fairfax County Public Schools
In City Limits:	No	High School:	Langley
Legal Subdivision:	GARFIELD PARK	Elementary School:	Churchill Road
Subdiv / Neigh:	The Reserve		
Directions:	From downtown McLean, go West on Old Dominion, Right on Dominion Reserve Dr, which is entrance to the Reserve, Left on Glenhaven, Left on Founders Ridge, home is on the Right		

## Association / Community Info

HOA:	Yes	HOA Fee:	\$435 / Monthly
HOA Name:	THERESERVEHOA		
Association Fee Incl.:	Lawn Care Front, Reserve Funds, Security Gate		
Amenities:	Common Grounds, Other		

## Taxes and Assessment

Tax Annual Amt / Year:	\$36,879 / 2018	Tax Assessed Value:	\$2,840,150 / 2019
County Tax:	\$35,152 / Annually	Imprv. Assessed Value:	\$1,949,150
Clean Green Assess:	No	Land Assessed Value:	\$891,000
Zoning:	110	Special Assmt:	\$1,727
Tax Book:	204	Land Use Code:	132
		Section:	4
		Block/Lot:	139

## Rooms

			<b>Bed</b>	<b>Bath</b>
Game Room:	Lower 1	24 x 20, Flooring - Tile	Main	2 Half
Other:	Lower 1	25 x 20, Flooring - HardWood	Upper 1	6 Full
Bedroom:	Lower 1	14 x 11, Flooring - Carpet	Lower 1	1 Full
Foyer:	Main	Flooring - HardWood		
Living Room:	Main	16 x 15, Fireplace - Gas, Flooring - HardWood		
Dining Room:	Main	18 x 15, Flooring - HardWood		
Den:	Main	12 x 9, Flooring - HardWood		
Family Room:	Main	21 x 20, Fireplace - Gas, Flooring - HardWood		
Kitchen:	Main	23 x 15, Flooring - HardWood		
Breakfast Room:	Main	23 x 20, Flooring - HardWood		
Library:	Main	14 x 14, Flooring - HardWood		
Master Bathroom:	Upper 1	20 x 18, Attic - Pull-Down Stairs, Balcony Access, Built-Ins, Cathedral/Vaulted Ceiling, Crown Molding,		

Fireplace - Gas, Flooring - HardWood, Master  
Bedroom - Dressing Area, Master Bedroom - Sitting  
Area, Walk-In Closet(s)

Sitting Room: Upper 1 13 x 13, Flooring - HardWood  
Bathroom: Upper 1 20 x 14, Flooring - HardWood  
Bathroom: Upper 1 21 x 18, Flooring - Carpet  
Bathroom: Upper 1 15 x 13, Flooring - Carpet  
Bedroom: Upper 1 20 x 12, Flooring - Carpet

### Building Info

Above Grade Fin SQFT:	7,800 / Estimated	Construction Materials:	Combination, Stone, Stucco
Below Grade Fin SQFT:	2,700 / Estimated	Flooring Type:	Hardwood
Total Below Grade SQFT:	2,700 / Estimated		
Total Fin SQFT:	10,500 / Estimated		
Tax Total Fin SQFT:	7,038		
Total SQFT:	10,500 / Estimated		
Basement Type:	Daylight, Full, Full, Fully Finished, Improved, Outside Entrance, Sump Pump, Walkout Level		

### Lot

Lot Acres / SQFT: 0.93a / 40,578sf / Assessor

### Interior Features

Interior Features: Bar, Breakfast Area, Built-Ins, Butlers Pantry, Dining Area, Double/Dual Staircase, Kitchen - Gourmet, Kitchen - Island, Master Bath(s), Walk-in Closet(s), Wet/Dry Bar, Wood Floors, 3 Fireplace(s), Gas/Propane, Built-In Microwave, Built-In Range, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Icemaker, Oven-Wall, Oven/Range-Gas, Refrigerator, Washer, Water Dispenser, Accessibility Features: Other, Electric Alarm, Security System

### Exterior Features

Exterior Features: Extensive Hardscape, Exterior Lighting

### Parking

Parking: Attached Garage, Driveway Parking, Off Street Parking, 4-Car Garage, 4 Attached Garage Spaces, Garage Door Opener, Garage - Side Entry, Inside Access, 4 Total Garage and Parking Spaces, Circular Driveway

### Utilities

Utilities: Central A/C, Zoned, Cooling Fuel: Electric, Heating: Forced Air, Heat Pump(s), Zoned, Heating Fuel: Natural Gas, Hot Water: Natural Gas, Water Source: Public, Sewer: Public Sewer

### Remarks

Public: Prominently sited in The Reserve! Meticulously appointed with only the finest quality materials & attention to detail. The two story foyer with floating staircase and custom wrought iron banister, walnut floors, arched doorways, incredible kitchen with new countertops, custom cabinetry. Master bedroom has expanded custom His/Hers walk-in extra large closets, sitting room and separate his/her bath areas. A covered, private balcony, fireplace and sitting area complete the master suite. Fully finished lower level; that features; Home theater, exercise room, full wet bar/kitchen area, Billiards area, and walk out to flagstone patio with fire pit hardscape. Guest suite above garage! Recent improvements include the following: Repaved the driveway, Merrifield added new front door entry steps and replaced all driveway pavers. Added a lower level back patio seating area with firepit. Replaced front door with an ornamental Iron Baltic Iron Door. Replaced all flooring on first and second levels with premium walnut wood floors. Replaced staircase with craftsmen iron-forged balustrades from Cardine Studios. Coffered living room ceiling and modernized fireplace with stacked stone surround and soap stone hearth. Rebuilt kitchen island and replaced all countertops with Taj Mahal Avanti granite and updated all pendant lighting. Replaced all laundry room and mudroom cabinets and added two stacked washers and dryers, new granite countertop and sink. Refurbished His and Her closets in Master Bedroom with new cabinetry and sitting area for Him including beverage center. Completely remodeled His bathroom with new crema marfil marble, lighting and fixtures and upgraded steam. Replaced new carpet in all bedrooms. Renovated Jack and Jill bathroom with new tile, fixtures, cabinetry and shower. Updated all Audio-Visual components and added Sirius Radio. All new Air Conditioning and Heating units. Replaced basement bar countertop with updated honed granite. Replaced all door handles, levers, plumbing fixtures and cabinet hardware. The Reserve is a breathtaking estate community situated on more than 258 wooded acres in McLean, Virginia. This beautiful 166-home community offers around-the-clock security and other services available from the security staff stationed at The Reserve's Gatehouse.

### Listing Details

Original Price:	\$3,475,000	DOM:	68
Vacation Rental:	No		

Sale Type: Standard  
Listing Term Begins: 05/30/2019  
Possession: Negotiable, Settlement

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