

# Client Full

7790 Solitude Ct, Mclean, VA 22102

Coming Soon

Residential

\$2,399,000



Recent Change: **07/07/2020 : Coming Soon : -->C/S**  
**Upcoming OH: Public: Sun Jul 12, 2:00PM-4:00PM Method: In-Person Only**

MLS #:	VAFX1139474	Beds:	5
Tax ID #:	0204 29 0016	Baths:	4 / 1
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	5,007 / Assessor
Association:	HOA	Price / Sq Ft:	479.13
Structure Type:	Detached	Year Built:	2000
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	Middle/Junior School:	Cooper
Subdiv / Neigh:	THE RESERVE	Elementary School:	Churchill Road

## Association / Community Info

HOA:	Yes	HOA Fee:	\$435 / Monthly
Association Fee Incl.:	Common Area Maintenance, Lawn Care Front, Reserve Funds, Snow Removal, Trash		

## Taxes and Assessment

Tax Annual Amt / Year:	\$23,481 / 2020	Tax Assessed Value:	\$1,999,280 / 2020
County Tax:	\$22,382 / Annually	Imprv. Assessed Value:	\$1,060,280
Clean Green Assess:	No	Land Assessed Value:	\$939,000
Zoning:	110	Special Assmt:	\$1,099.65
Tax Book:	204	Land Use Code:	132
		Section:	1
		Block/Lot:	16

## Rooms

			Bed	Bath
Recreation Room:	Lower 1	22 x 19, Flooring - HardWood	Main	1 Half
Game Room:	Lower 1	30 x 16, Flooring - HardWood	Upper 1	4
Bedroom:	Lower 1	18 x 14, Flooring - HardWood	Lower 1	1
Exercise Room:	Lower 1	15 x 13, Flooring - HardWood		1 Full
Bonus Room:	Lower 1	12 x 12, Flooring - HardWood		
Foyer:	Main	14 x 13, Flooring - HardWood		
Living Room:	Main	16 x 14, Flooring - HardWood		
Library:	Main	14 x 12, Flooring - HardWood		
Conservatory Room:	Main	19 x 13, Flooring - Tile		
Dining Room:	Main	18 x 14, Flooring - HardWood		
Kitchen:	Main	23 x 14, Flooring - HardWood		
Breakfast Room:	Main	Flooring - HardWood		
Great Room:	Main	20 x 19, Flooring - HardWood		
Master Bedroom:	Upper 1	23 x 14, Flooring - HardWood		
Sitting Room:	Upper 1	13 x 12, Flooring - HardWood		

Bedroom: Upper 1 14 x 13, Flooring - HardWood  
Bedroom: Upper 1 14 x 13, Flooring - HardWood  
Bedroom: Upper 1 18 x 13, Flooring - HardWood

### Building Info

Builder Name: Gulick Construction Materials: Brick  
Above Grade Fin SQFT: 5,007 / Assessor Flooring Type: Hardwood  
Below Grade Fin SQFT: 1,500 / Estimated  
Total Below Grade SQFT: 1,500 / Estimated  
Total Fin SQFT: 6,507 / Estimated  
Tax Total Fin SQFT: 5,007  
Total SQFT: 6,507 / Estimated  
Wall & Ceiling Types: 2 Story Ceilings, 9Ft+ Ceilings, Tray Ceilings  
Basement Type: Fully Finished, Outside Entrance, Walkout Level

### Lot

Lot Acres / SQFT: 0.83a / 36,255sf / Assessor Lot Features: Landscaping

### Parking

Attached Garage - # of Spaces 3 Features: Attached Garage, Garage Door Opener, Garage  
Total Parking Spaces 3 - Side Entry, Oversized Garage

### Interior Features

Interior Features: Breakfast Area, Built-Ins, Butlers Pantry, Chair Railings, Crown Moldings, Dining Area, Family Room Off Kitchen, Formal/Separate Dining Room, Kitchen - Eat-In, Kitchen - Gourmet, Kitchen - Island, Kitchen - Table Space, Master Bath(s), Pantry, Recessed Lighting, Soaking Tub, Wainscotting, Walk-in Closet(s), Window Treatments, Wood Floors, 3 Fireplace(s), Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Icemaker, Oven - Wall, Refrigerator, Washer, Accessibility Features: None, Security System

### Exterior Features

Exterior Features: Exterior Lighting, Deck(s), Patio(s), Pool: Yes - Personal, Personal Pool Features: In Ground Pool

### Utilities

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

### Remarks

Public: Extraordinary Gulick home in one of the most incredible neighborhoods in McLean, THE RESERVE! OVER \$600K IN IMPROVEMENTS! It is a triumph in architectural design, filled with dramatic angles that wrap and fold to create a floor plan of extreme ingenuity as well as comfort. The grand foyer reveals room after room of elegant formal rooms; the living room with fireplace, French doors in the library, music room with High Hat manor style ceiling & the dining room with Turret vista windows & built-ins. The **\*\*RENOVATED\*\*** chef's caliber kitchen connecting to the breakfast area and butler's vestibule. Light-filled **\*\*FRESHLY PAINTED\*\*** 2-Story great room with fireplace and rear staircase to the upper level. The **\*\*FRESHLY PAINTED\*\*** master suite features customized closets, a pool view balcony, and an ultimate bath room. The walk-out lower level offers relaxation and play; rec room with gas fireplace, huge game room, exercise room, bonus room and 5th bedroom. Outside is perfect for entertaining with a huge deck overlooking the RESORT STYLE POOL and the manicured lawn, plus the covered patio. The over-sized 3 car garage allows space for hobbies. **\*\*Dining room chandelier and the dining room sconces DO NOT CONVEY\*\*** **\*\*\*PLEASE NOTE - DUE TO COVID19, PLEASE BE COURTEOUS & SAFE! PLEASE WEAR A MASK, GLOVES & TAKE OFF SHOES OR WEAR BOOTIES. PLEASE DO NO TOUCH ANYTHING.\*\*\***

### Directions

From McLean...Go West on Old Dominion, Right on Dominion Reserve, Right on Solitude Court to 7790 on Left.

### Listing Details

Vacation Rental: No DOM: 0  
Sale Type: Standard Expected On Market Date: 07/10/20  
Listing Term Begins: 07/10/2020  
Possession: Settlement  
Disclosures: Prop Disclosure

Public: 07/12/2020 2:00PM-4:00PM Method: In-Person Only  
Open House

