

# Client Full

**896 Alvermar Ridge Dr, Mclean, VA 22102**

**Pending**

**Residential**

**\$3,700,000**



**Recent Change:**

**01/11/2021 : Pending : ACT->PND**

MLS #: VAFX1111010  
 Tax ID #: 0204 29 0063  
 Ownership Interest: Fee Simple  
 Association: HOA  
 Structure Type: Detached  
 Levels/Stories: 3  
 Waterfront: No  
 Views: Garden/Lawn, Trees/Woods  
 Garage: Yes

Beds: 9  
 Baths: 8 / 3  
 Above Grade Fin SQFT: 8,418 / Assessor  
 Price / Sq Ft: 439.53  
 Year Built: 2004  
 Property Condition: Very Good  
 Style: Traditional  
 Central Air: Yes  
 Basement: Yes

**Location**

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

**Association / Community Info**

HOA: Yes  
 HOA Fee: \$420 / Monthly

**Taxes and Assessment**

Tax Annual Amt / Year: \$30,986 / 2020  
 County Tax: \$29,535 / Annually  
 Clean Green Assess: No  
 Zoning: 110  
 Tax Book: 204  
 Tax Assessed Value: \$2,747,140 / 2020  
 Imprv. Assessed Value: \$1,773,140  
 Land Assessed Value: \$974,000  
 Special Assmt: \$1,451.10  
 Land Use Code: 132  
 Section: 2  
 Block/Lot: 63

**Rooms**

			<b>Bed</b>	<b>Bath</b>
Bedroom 2:	Upper 1	Main	1	1 Full, 2 Half
Bedroom 3:	Upper 1	Upper 1	7	5 Full
Bedroom 4:	Upper 1	Lower 1	1	2 Full, 1 Half
Bedroom 5:	Upper 1			
Bedroom 6:	Upper 1			
Additional Bedroom:	Upper 1			
Additional Bedroom:	Upper 1			
Foyer:	Main			
Library:	Main			
Dining Room:	Main			
Living Room:	Main			
Kitchen:	Main			
Breakfast Room:	Main			
Den:	Main			
Sun/Florida Room:	Main			
Family Room:	Lower 1			

Dining Room: Lower 1  
Exercise Room: Lower 1  
Den: Lower 1  
Additional Bedroom: Lower 1  
Laundry: Lower 1  
In-Law/auPair/Suite: Lower 1  
Storage Room: Lower 1  
Media Room: Lower 1

### Building Info

Above Grade Fin SQFT: 8,418 / Assessor	Construction Materials: Stone, Stucco
Below Grade Fin SQFT: 4,613 / Estimated	Flooring Type: Ceramic Tile, Hardwood, Marble, Partially Carpeted
Total Below Grade SQFT: 4,613 / Estimated	Roof: Architectural Shingle
Total Fin SQFT: 13,031 / Estimated	
Tax Total Fin SQFT: 8,418	
Total SQFT: 13,031 / Estimated	
Wall & Ceiling Types: 2 Story Ceilings, 9Ft+ Ceilings, Tray Ceilings	
Basement Type: Fully Finished, Walkout Level	

### Lot

Lot Acres / SQFT: 1.41a / 61248sf / Estimated	Lot Features: Backs to Trees, Front Yard, Landscaping, No thru street, Non-Tidal Wetland, Premium, Private, Rear Yard, Secluded
Views: Garden/Lawn, Trees/Woods	
Fencing: Masonry/Stone, Partially, Privacy	

### Parking

Attached Garage - # of Spaces: 3	Features: Attached Garage, Driveway, Off Street, Garage Door Opener, Brick Driveway, Private
<b>Total Parking Spaces: 3</b>	

### Interior Features

Interior Features: 5 Fireplace(s), Double Sided, Gas/Propane, Mantel(s), Stone, Wood, Accessibility Features: None, Electric Alarm, Door Features: Double Entry, French, Six Panel, Window Features: Bay/Bow, Casement, Double Pane, Palladian, Screens, Transom, Vinyl Clad, Spa: Private, Heated

### Exterior Features

Exterior Features: BBQ Grill, Bump-outs, Extensive Hardscape, Exterior Lighting, Hot Tub, Lawn Sprinkler, Stone Retaining Walls, Underground Lawn Sprinkler, Water Falls, Water Fountains, Deck(s), Patio(s), Porch(es), Pool: Yes - Personal, Personal Pool Features: Heated Pool

### Utilities

Utilities: Central A/C, Programmable Thermostat, Cooling Fuel: Electric, Heating: Central, Heating Fuel: Natural Gas, Hot Water: Electric, Water Source: Public, Sewer: Public Septic, Public Sewer

### Remarks

Public: Located in the prestigious Reserve in Garfield Park, this beautiful luxury property offers perfected living and entertaining. Elegance begins at entry with a brick paver circular drive in the fold of pristinely manicured boxwoods that graciously escort guests to the soaring portico sided by stately Corinthian columns and classical white balustrades. Solid wood panels and leaded glass doors open to a grand foyer clad with a marble floor and feature medallion inlay. A celebrated entry and dual staircases with sweeping curves unfold into the two-story formal living room bathed in the light from soaring stacked windows. From its privileged position, the living room is central to the open floor plan offering atrium access to an outdoor veranda, banquet-sized formal dining room, library, and main level owner's suite. The open floor plan flows seamlessly into a gourmet cook~s kitchen showcasing professional Viking appliances, a tiered entertainer~s island, breakfast room, and a relaxed sunroom. Private arrival and a secondary back stair provide easy access to the upper and lower levels. Seven en-suite bedrooms occupy the upper level, while an expansive lower level is richly finished and thoughtfully designed for additional and extended luxury living and entertaining. Extraordinary features such as high ceilings with cove lighting, multiple full daylight windows, and walk-out atrium glass doors enhance the secondary living and gathering spaces that include a private Au-pair suite with an attached full bath, a second wrap-around custom kitchen, family room, banquet sized dining room, and second laundry center. Gather well, entertain and relax with every imaginable amenity. Inside, a theater room with eight recliners is adjacent to a large wine cellar, exercise room and steam room for six that complete this lower level with unsurpassable luxury. Outside, enjoy the beauty of a classical veranda, dramatic balustrades adorning two cascading staircases, and terraced patios that gesture to a glistening in-ground pool and spa. Professional landscape, hardscape, stone garden beds, lighting and an outdoor kitchen set the stage for luxury entertaining at its finest. Hosting friends and family is effortless with nine bedrooms, two kitchens and two laundry rooms. This rare and unforgettable luxury residence is an entertainer's delight fit for a king, diplomat or anyone with a

passion for elegance and beauty. Come home to perfected luxury living.

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**Directions**

Take exit 44 off of 495 S. Follow signs for VA-193/ Georgetown Pike. Turn Right onto VA-193/ Georgetown Pike (Great Falls VA). Turn left onto Centrillion Dr., Turn left onto Alvermar Ridge Dr.

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**Listing Details**

Original Price:	\$3,700,000	DOM:	319
Vacation Rental:	No	Off Market Date:	01/11/21
Sale Type:	Standard		
Listing Term Begins:	02/28/2020		
Possession:	Settlement		

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**Sale/Lease Contract**

Agreement of Sale Dt:	01/10/21	Close Date:	04/22/21
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