

# Client Full

7805 Grovemont Dr, Mclean, VA 22102

Active Under Contract Residential

\$2,750,000



Recent Change: **04/10/2021 : UP : \$2,664,900->\$2,750,000**

MLS #:	VAFX1191670	Beds:	5
Tax ID #:	0204 29 0028	Baths:	6 / 3
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	7,061 / Assessor
Association:	HOA	Price / Sq Ft:	389.46
Structure Type:	Detached	Year Built:	2001
Levels/Stories:	3	Property Condition:	Excellent
Furnished:	No	Style:	Colonial, Contemporary
Waterfront:	No	Central Air:	Yes
Garage:	No	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
HOA Name:	THE RESERVE HOMEOWNERS ASSOCIATION	Association Recreation Fee:	No
Prop Mgmt Company:	Community Association Services		
Property Manager:	Yes		
Association Fee Incl.:	Common Area Maintenance, Management, Reserve Funds, Snow Removal		

## Taxes and Assessment

Tax Annual Amt / Year:	\$29,260 / 2020	Tax Assessed Value:	\$2,245,660 / 2021
County Tax:	\$27,890 / Annually	Imprv. Assessed Value:	\$1,307,660
Clean Green Assess:	No	Land Assessed Value:	\$938,000
Loss Mitigation Fee:	No	Special Assmt:	\$1,370.27
Agricultural Tax Due:	No	Historic:	No
Zoning:	110	Land Use Code:	011
Tax Book:	204	Section:	1
		Block/Lot:	28

## Rooms

			Bed	Bath
Primary Bedroom:	Upper 1	20 x 22, Fireplace - Gas, Flooring - HardWood, Primary Bedroom - Dressing Area, Primary Bedroom - Sitting Area, Walk-In Closet(s)	Main	2 Half
			Upper 1	4
			Lower 1	1
Primary Bathroom:	Upper 1	17 x 15, Flooring - Tile		1 Full, 1 Half
Sitting Room:	Upper 1	14 x 15, Fireplace - Gas, Flooring - HardWood		
Bedroom 1:	Upper 1	16 x 15, Flooring - HardWood		
Sitting Room:	Upper 1	11 x 18, Flooring - HardWood		
Bedroom 2:	Upper 1	15 x 12, Flooring - HardWood		
Bedroom 3:	Upper 1	13 x 15, Flooring - HardWood		
Foyer:	Main	8 x 18, Flooring - HardWood		
Living Room:	Main	14 x 20, Fireplace - Gas, Flooring - HardWood		

Dining Room: Main 20 x 14, Flooring - HardWood  
 Kitchen: Main 18 x 14, Flooring - HardWood  
 Library: Main 12 x 14, Flooring - HardWood  
 Breakfast Room: Main 15 x 16, Flooring - HardWood  
 Family Room: Main 22 x 27, Fireplace - Wood Burning, Flooring - HardWood  
 Sun/Florida Room: Main 13 x 16, Flooring - Tile  
 Laundry: Main 11 x 6, Flooring - Tile  
 Half Bath: Main  
 Media Room: Lower 1 24 x 30  
 Bedroom 1: Lower 1 11 x 14, Flooring - Carpet  
 Bathroom 1: Lower 1 5 x 7  
 Exercise Room: Lower 1 12 x 15  
 Game Room: Lower 1 24 x 28, Flooring - Carpet  
 Bonus Room: Lower 1 17 x 12  
 Storage Room: Lower 1 32 x 20  
 Half Bath: Lower 1 6 x 6, Flooring - Tile

### Building Info

Builder Name: Yeonas and Ellis Construction Materials: Brick  
 Above Grade Fin SQFT: 7,061 / Assessor  
 Total Fin SQFT: 7,061 / Assessor  
 Tax Total Fin SQFT: 7,061  
 Total SQFT: 7,061 / Assessor  
 Basement Type: Daylight, Full, Walkout Level

### Lot

Lot Acres / SQFT: 0.83a / 36031sf / Assessor  
 Additional Parcels: No

### Ground Rent

Ground Rent Exists: No

### Parking

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

### Interior Features

Interior Features: 4 Fireplace(s), Gas/Propane, Wood, Accessibility Features: None

### Exterior Features

Exterior Features: BBQ Grill, Extensive Hardscape, Exterior Lighting, Flood Lights, Deck(s), Pool: Yes - Personal, Personal Pool Features: Heated Pool, In Ground Pool, Other Structures: Gazebo

### Utilities

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

### Remarks

Public: Located in the prestigious Reserve in Garfield Park. This gorgeous all brick custom home built by Yeonas & Ellis sits on 0.83 ac and located on quiet Cul-De-Sac . This magnificently appointed home offers the finest in luxury living. Elegant grand two story Foyer. Sweeping curved dual staircases that spiral up with the 2-Story Palladium windows overlook the breathtaking resort-like expansive backyard. Beautifully designed heated pool with tranquil stone waterfall, spa, pavilion with wet bar and fireplace! Custom kitchen with top-of-the-line appliances, custom cabinetry with lighting package and a large center island. Handsome library with beautiful mahogany built-ins. Luxurious primary suite with double-sided fireplace separating the generous sitting room from the sizable bed area. His and her updated primary bathrooms and walk-in closets complete the suite. 4 additional ensuite bedrooms (including one oversized suite with sitting area). Finished lower level with theater, billiards room, bonus room, bedroom, full bathroom and fitness room. Truly a great house to relax and entertain. New Roof (2021). One new HVAC (2019). Highly rated Churchill Road ES / Cooper MS / Langley HS. Easy access to Tysons Corner, GW Parkway, the Beltway, and downtown McLean. Move-in already so you can be swimming in your pool this spring, summer and fall!

### Directions

From Old Dominion Drive going west, turn right onto Dominion Reserve Drive into The Reserve neighborhood. Take the fourth right onto Grovemont Drive. Home is on right.

### Listing Details

Original Price: \$2,664,900 Previous List Price: \$2,664,900

Vacation Rental: No  
Sale Type: Standard  
Listing Term Begins: 04/07/2021  
Possession: 0-30 Days CD, Settlement  
Acceptable Financing: Cash, Conventional  
Federal Flood Zone: No

DOM: 3  
Listing Terms: All Negotiation Thru Lister  
Home Warranty: No

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