

# Client Full

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

**Active Under Contract Residential**

**\$3,250,000**



**Recent Change: 04/05/2021 : Active Under Contract : ACT->A/C**

MLS #:	VAFX1189616	Beds:	6
Tax ID #:	0204 29 0060	Baths:	6 / 1
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	6,500 / Estimated
Association:	HOA	Price / Sq Ft:	500.00
Structure Type:	Detached	Year Built:	2002
Levels/Stories:	3	Property Condition:	Excellent
Waterfront:	No	Style:	Colonial
Garage:	Yes	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:	Cooper
Subdiv / Neigh:	THE RESERVE	Elementary School:	Churchill Road

## Association / Community Info

HOA:	Yes	HOA Fee:	\$435 / Monthly
HOA Name:	THE RESERVE		
Prop Mgmt Company:	Community Association Services		
Property Manager:	Yes		

## Taxes and Assessment

Tax Annual Amt / Year:	\$29,079 / 2021	Tax Assessed Value:	\$2,312,630 / 2021
County Tax:	\$27,717 / Annually	Imprv. Assessed Value:	\$1,364,630
Clean Green Assess:	No	Land Assessed Value:	\$948,000
Zoning:	110	Special Assmt:	\$1,361.80
Tax Book:	204	Land Use Code:	011
		Section:	2
		Block/Lot:	60

## Rooms

				<b>Bed</b>	<b>Bath</b>
Primary Bedroom:	Upper 1	22 x 16, Fireplace - Gas, Flooring - HardWood, Walk-In Closet(s)	Main	1	1 Full, 1 Half
Sitting Room:	Upper 1	18 x 13	Upper 1	4	4 Full
Bedroom 2:	Upper 1	16 x 14, Flooring - Carpet	Lower 1	1	1 Full
Bedroom 3:	Upper 1	18 x 14, Flooring - Carpet			
Bedroom 4:	Upper 1	18 x 16, Flooring - Carpet			
Other:	Upper 1	190 x 11, Flooring - Carpet			
Laundry:	Upper 1	Countertop(s) - Granite			
Foyer:	Main	28 x 14			
Living Room:	Main	22 x 20, Fireplace - Gas, Flooring - HardWood			
Other:	Main	12 x 12, Flooring - HardWood			
Dining Room:	Main	Chair Rail, Flooring - HardWood			
Kitchen:	Main				
Family Room:	Main	22 x 20, Built-Ins, Fireplace - Gas, Flooring -			

		HardWood
Bedroom 5:	Main	20 x 19
Library:	Main	16 x 13, Built-Ins
Recreation Room:	Lower 1	24 x 17, Fireplace - Gas, Flooring - Carpet
Media Room:	Lower 1	19 x 17
Game Room:	Lower 1	17 x 14
Other:	Lower 1	26 x 18
Other:	Lower 1	26 x 16, Wet Bar
Bedroom 6:	Lower 1	18 x 13, Flooring - Carpet
Storage Room:	Lower 1	13 x 12

### Building Info

Above Grade Fin SQFT:	6,500 / Estimated	Construction Materials:	Brick
Below Grade Fin SQFT:	3,500 / Estimated	Flooring Type:	Carpet, Hardwood
Total Below Grade SQFT:	3,500 / Estimated		
Total Fin SQFT:	10,000 / Estimated		
Tax Total Fin SQFT:	6,655		
Total SQFT:	10,000 / Estimated		
Wall & Ceiling Types:	2 Story Ceilings, 9Ft+ Ceilings		
Basement Type:	Daylight, Full, Walkout Level		

### Lot

Lot Acres / SQFT:	0.97a / 42434sf / Assessor	Lot Features:	Landscaping
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### Parking

Attached Garage - # of Spaces	3	Features:	Attached Garage, Garage Door Opener, Garage - Side Entry, Asphalt Driveway
<b>Total Parking Spaces</b>	<b>3</b>		

### Interior Features

Interior Features: Bar, Breakfast Area, Built-Ins, Carpet, Chair Railings, Formal/Separate Dining Room, Kitchen - Island, Pantry, Recessed Lighting, Walk-in Closet(s), Wet/Dry Bar, Window Treatments, Wood Floors, 4 Fireplace(s), Stone, Built-In Microwave, Central Vacuum, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Humidifier, Icemaker, Oven - Double, Oven - Wall, Refrigerator, Stainless Steel Appliances, Washer, Water Heater, Accessibility Features: Other, Security System, Upper Floor Laundry

### Exterior Features

Exterior Features: Satellite Dish, Water Fountains, Deck(s), Patio(s), Pool: Yes - Personal

### Utilities

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

### Remarks

Public: Spectacular Ted Visnic built masterpiece set on .97 acres backing to parkland in the sought-after, custom section of the luxury Reserve community in McLean. The resort style expansive backyard includes a perfect rectangular approximately 42 x 17.5-foot 2017 saltwater pool, spa, fountains, sun shelf, diving board, pool slide and outdoor shower. The soothing waterfall koi pond, extensive stonework, and inviting outdoor space look and feel like a 5-acre nature's paradise. Boasting 6 bedrooms, 6.5 bathrooms, and a 3-car garage there is plenty of space. A grand two-story foyer with marble floors and curved staircase welcomes you to this elegant home with custom moldings, hardwood floors, large windows, high ceilings, and an open yet traditional floor plan. Flanking the foyer are a living room with fireplace and music alcove, and a formal dining room with chandelier and chair molding. A two-story family room with stone fireplace offers majestic views of the back yard. The gourmet kitchen offers luxury stainless steel appliances, an island with bar seating, granite counters, a work desk, and a butler's pantry with beverage refrigerator. A formal office/library with built-ins provides a private location for working from home. The main level also includes a grand bedroom with full bathroom and a mud room with large walk-in pantry. The upper level provides four very large bedrooms with ensuite bathrooms. The secondary bedrooms are all large with comfortable desk space to work or do school from home. The master bedroom offers a tray ceiling, sitting area, double-sided gas fireplace, three walk-in closets, and a luxury bathroom with glass shower and separate vanities. There is a private room behind the largest closet wing which could be used for gift wrapping room, yoga, studying or whatever you need. The lower level includes a media room with projector screen, large recreation room, exercise room, full bar area, wine closet, bedroom, and full bathroom. 24-hour community security. 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 heated pool this spring, summer and fall!

### Directions

From Georgetown Pike West, L on Centrillion Drive, L on Alvermar Ridge Drive, house is on the right.

## Listing Details

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Original Price:	\$3,250,000	DOM:	4
Vacation Rental:	No		
Sale Type:	Standard		
Listing Term Begins:	04/02/2021		
Possession:	Negotiable, Settlement		
Disclosures:	Prop Disclosure		

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