

# Agent Full

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

**Active**

**Residential**

**\$2,750,000**



**Recent Change:** 06/12/2021 : New Active : ->ACT  
**Upcoming OH: Public: Sun Jun 13, 2:00PM-5:00PM Method: In-Person Only**

MLS #:	VAFX1205492	Beds:	5
Tax ID #:	0204 29 0056	Baths:	5 / 3
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	6,637 / Assessor
Association:	HOA	Price / Sq Ft:	414.34
Structure Type:	Detached	Year Built:	2002
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:	GARFIELD PARK	Elementary School:	Churchill Road

## Association / Community Info

HOA:	Yes	HOA Fee:	\$435 / Monthly
HOA Name:	THE RESERVE HOMEOWNER'S ASSOCIATION	Property Manager:	Unknown Manager
Prop Mgmt Company:	CommunityAssoc Services Inc		
Property Manager:	Yes		
Mgmt Co. Phone:	(301) 840-1800		

## Taxes and Assessment

Tax Annual Amt / Year:	\$28,532 / 2020	Tax Assessed Value:	\$2,270,540 / 2021
County Tax:	\$27,196 / Annually	Imprv. Assessed Value:	\$1,326,540
Clean Green Assess:	No	Land Assessed Value:	\$944,000
Zoning:	110	Special Assmt:	\$1,336.19
Tax Book:	204	Land Use Code:	011
		Section:	2
		Block/Lot:	56

## Rooms

			<b>Bed</b>	<b>Bath</b>
Primary Bedroom:	Upper 1	Main		2 Half
Primary Bathroom:	Upper 1	Upper 1	4	4 Full
Bedroom 2:	Upper 1	Lower 1	1	1 Full, 1 Half
Bedroom 3:	Upper 1			
Bedroom 4:	Upper 1			
Primary Bathroom:	Upper 1			
Bathroom 1:	Upper 1			
Bathroom 2:	Upper 1			
Bathroom 3:	Upper 1			
Living Room:	Main			
Dining Room:	Main			
Kitchen:	Main			

Full Bath: Lower 1

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**Building Info**

Above Grade Fin SQFT:	6,637 / Assessor	Construction Materials:	Brick
Below Grade Fin SQFT:	2,500 / Estimated	Roof:	Composite, Shingle
Total Below Grade SQFT:	2,500 / Estimated		
Total Fin SQFT:	9,137 / Estimated		
Tax Total Fin SQFT:	6,637		
Total SQFT:	9,137 / Estimated		
Basement Type:	Fully Finished, Outside Entrance, Rear Entrance		

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**Lot**

Lot Acres / SQFT: 0.93a / 40300sf / Assessor

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**Parking**

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

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**Interior Features**

Interior Features: Breakfast Area, Ceiling Fan(s), Dining Area, Kitchen - Island, Primary Bath(s), Window Treatments, 4 Fireplace(s), Gas/Propane, Insert, Wood, Built-In Microwave, Central Vacuum, Cooktop, Dishwasher, Disposal, Dryer, Icemaker, Intercom, Refrigerator, Stove, Washer, Accessibility Features: None

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**Utilities**

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

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**Remarks**

Agent: Stately five-bedroom, all brick colonial built by Marquis Custom Homes on a very private, premium lot in the custom home section of The Reserve – the DC areas premier estate community. Stunning vaulted entrance with impressive crystal chandelier and sweeping stairway to upper level. Gleaming hardwood floors on main and upper levels. Elegant living room includes fireplace with beautiful cherry mantel, granite surround and hearth. Embassy-sized formal dining room features traditional wainscoting and handsome brass chandelier. Family room adjoining kitchen includes a second warm and inviting fireplace. Spacious kitchen provides granite countertops, Viking range, Subzero refrigerator, built-in desk area, custom hard wood cabinets and large island. French doors from the kitchen area take you outside to the wonderful, expansive deck - perfect for relaxing and entertaining guests. Top floor features three secondary bedrooms all with walk-in closets and full baths en suite. Luxurious owner's suite offers a sitting area with a third double-sided gas fireplace, wet bar, spacious balcony, tray ceiling, grand walk-in closet spanning the entire length of the suite and spa quality bathroom with marble flooring, granite countertops, jacuzzi bathtub, large glass enclosed shower and elegant new fixtures. Fully finished lower level adds fifth bedroom with walk-in closet and full bath, theatre room, exercise area, game room, half bathroom and sitting area with a gorgeous stone fireplace.

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**Listing Office**

Listing Agent:	<a href="#">Tania Squadrini Hosmer</a> (3000356) (Lic# 0225175516)	(703) 403-8225
Listing Agent Email:	<a href="mailto:taniahosmer@gmail.com">taniahosmer@gmail.com</a>	
Broker of Record:	Ron Cathell (44611) <a href="#">Click for License</a>	
Listing Office:	<a href="#">Keller Williams Realty</a> (KWR21) 6820 Elm St, McLean, VA 22101-6008	
Office Phone:	(703) 636-7300	Office Fax: (703) 636-7301

Designated Rep: Yes

### Showing

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Appointment Phone: (703) 403-8225  - [Schedule a showing](#)  
Showing Contact: Agent  
Contact Name: Tania Hosmer Lock Box Type: None  
Showing Requirements: 24 Hours Notice, Agent or Owner to be Present, Appointment Only  
Showing Method: In-Person Only  
Directions: 495, GEORGETOWN PIKE TO LEFT ON CENTRILLION INTO THE RESERVE, L-ALVERMAR RIDE DRIVE TO 860

### Compensation

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Buyer Agency Comp: 3% Of Gross Dual/Var Comm: No

### Listing Details

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Original Price:	\$2,750,000	Owner Name:	Bo H & Sun O Suk
Vacation Rental:	No	DOM / CDOM:	1 / 1
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Expiration Date:	04/28/22
Listing Service Type:	Full Service		
Dual Agency:	Yes		
Sale Type:	Standard		
Listing Term Begins:	06/12/2021		
Listing Entry Date:	06/12/2021		
Possession:	Settlement		
Disclosures:	Prop Disclosure		

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Public:	06/13/2021	2:00PM-5:00PM	Method: In-Person Only
Broker:	06/15/2021	12:00PM-2:00PM	Method: In-Person Only

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