

# Agent Full

900 Alvermar Ridge, Mclean, VA 22102

Active

Residential

\$3,150,000



Recent Change: **06/17/2021 : New Active : ->ACT**

**Upcoming OH: Public: Sun Jun 20, 2:00PM-4:00PM Method: In-Person Only**

MLS #:	VAFX1208308	Beds:	7
Tax ID #:	0204 29 0064	Baths:	7 / 1
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	9,350 / Estimated
Association:	HOA	Price / Sq Ft:	336.90
Structure Type:	Detached	Year Built:	2006
Levels/Stories:	3	Style:	French, Transitional
Furnished:	No	Central Air:	Yes
Waterfront:	No	Basement:	Yes
Garage:	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:	Spring Hill

## Association / Community Info

HOA:	Yes	HOA Fee:	\$435 / Monthly
HOA Name:	THE RESERVE HOA	Association Recreation Fee:	No
Prop Mgmt Company:	Community Association Service	Property Manager:	Unknown Manager
Property Manager:	Yes		
Mgmt Co. Phone:	(301) 840-1800		
Association Fee Incl.:	Common Area Maintenance, Lawn Care Front, Other, Reserve Funds, Security Gate, Snow Removal, Trash		
Amenities:	Common Grounds, Other		

## Taxes and Assessment

Tax Annual Amt / Year:	\$32,930 / 2020	Tax Assessed Value:	\$2,600,710 / 2021
County Tax:	\$31,388 / Annually	Imprv. Assessed Value:	\$1,644,710
Clean Green Assess:	No	Land Assessed Value:	\$956,000
Zoning:	110	Special Assmt:	\$1,542.14
Tax Book:	204	Land Use Code:	011
		Section:	2
		Block/Lot:	64

## Rooms

				Bed	Bath
Primary Bedroom:	Upper 1	21 x 19, Crown Molding, Fireplace - Gas, Primary Bedroom - Sitting Area, Walk-In Closet(s)	Main	1	1 Full, 1 Half
			Upper 1	5	5 Full
Bedroom 2:	Upper 1	16 x 15, Walk-In Closet(s)	Lower 1	1	1 Full
Bedroom 3:	Upper 1	18 x 15, Tub Shower, Walk-In Closet(s)			
Bedroom 4:	Upper 1	17 x 14, Tub Shower, Walk-In Closet(s)			
Bedroom 5:	Upper 1	15 x 14, Tub Shower, Walk-In Closet(s)			
Bonus Room:	Upper 1	23 x 19, Built-Ins, Walk-In Closet(s)			
Laundry:	Upper 1				
Foyer:	Main	Cathedral/Vaulted Ceiling			

Living Room:	Main	19 x 18, Fireplace - Wood Burning, Flooring - HardWood
Dining Room:	Main	19 x 15, Flooring - HardWood
Conservatory Room:	Main	17 x 14, Flooring - HardWood
Family Room:	Main	25 x 21, Fireplace - Gas, Flooring - HardWood
Library:	Main	21 x 18, Built-Ins, Flooring - HardWood
Breakfast Room:	Main	22 x 15, Flooring - Tile
Kitchen:	Main	19 x 17, Breakfast Bar, Countertop(s) - Granite, Flooring - Tile, Island, Kitchen - Gas Cooking, Pantry
Mud Room:	Main	
Laundry:	Main	
Screened Porch:	Main	18 x 16, Ceiling Fan(s), Flooring - Other
Additional Bedroom:	Lower 1	26 x 20, Walk-In Closet(s)
Recreation Room:	Lower 1	21 x 20, Fireplace - Gas
Game Room:	Lower 1	19 x 17
Sitting Room:	Lower 1	17 x 15
Foyer:	Lower 1	15 x 13
Utility Room:	Lower 1	30 x 19
Exercise Room:	Lower 1	17 x 14, Basement - Unfinished
Media Room:	Lower 1	26 x 18, Basement - Unfinished
Storage Room:	Lower 1	12 x 7, Flooring - Carpet

### Building Info

Above Grade Fin SQFT:	9,350 / Estimated	Main Entrance Orientation:	Southwest
Total Fin SQFT:	9,350 / Estimated	Construction Materials:	Brick, Combination, Stone
Total SQFT:	9,350 / Estimated	Flooring Type:	Carpet, Ceramic Tile, Hardwood
Wall & Ceiling Types:	9Ft+ Ceilings, High		
Basement Type:	Daylight, Full		

### Lot

Lot Acres / SQFT:	1.11a / 48445sf / Assessor
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### Ground Rent

Ground Rent Exists:	No
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### Parking

Attached Garage - # of Spaces	3	Features:	Attached Garage, Driveway, Garage Door Opener, Garage - Side Entry
Driveway - # of Spaces	3		
<b>Total Parking Spaces</b>	<b>6</b>		

### Interior Features

Interior Features:	Additional Stairway, Attic, Bar, Breakfast Area, Built-Ins, Carpet, Ceiling Fan(s), Crown Moldings, Entry Level Bedroom, Family Room Off Kitchen, Floor Plan - Open, Kitchen - Gourmet, Kitchen - Island, Kitchen - Table Space, Pantry, Recessed Lighting, Soaking Tub, Studio, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Window Treatments, Wood Floors, 4 Fireplace(s), Double Sided, Fireplace - Glass Doors, Gas/Propane, Stone, Air Cleaner, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Extra Refrigerator/Freezer, Microwave, Oven - Double, Oven - Wall, Refrigerator, Stainless Steel Appliances, Washer, Water Heater, Accessibility Features: None, 24 Hour Security, Security Gate, Door Features: Double Entry, French, Window Features: Atrium, Palladian, Main Floor Laundry, Upper Floor Laundry
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### Exterior Features

Exterior Features:	Extensive Hardscape, Exterior Lighting, Play Equipment, Water Fountains, Patio(s), Porch(es)
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### Utilities

Utilities:	Central A/C, Zoned, Cooling Fuel: Electric, Heating: Forced Air, Zoned, Heating Fuel: Natural Gas, Hot Water: 60+ Gallon Tank, Multi-tank, Natural Gas, Water Source: Public, Sewer: Public Sewer
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### Remarks

Inclusions:	Pool table, Tesla/electric charger, Green hutch in kitchen (if desired), Bar furniture antiques in in-law suite/game room, plus French oak armoire if desired, New unused propane gas grill, Standing refrigerated wine cooler in storage space, Wooden wine racks behind bar in pool room, 2 Propane fire pits - one on front patio, one in backyard, Water fountain on screened porch. New 202, Water fountains near fire pit in backyard,
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Public:	9,350 SF! This stunning estate home is handsomely sited on a lushly landscaped acre at the end of a cul de sac. One of the few homes built in The Reserve by custom builder Adrian Edwards . The inspiring beauty starts at the curb, carries through the grand floor plan and into tranquil outdoor living spaces. An entertainer's delight, one can easily host over 150 people for both formal and informal gatherings. The center hall is anchored by the compass rose marble inlay, from which the home's formal rooms radiate. Each room is finely curated with crown and picture
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molding . The main level is designed for entertaining with spacious formal living and dining rooms. Adjacent to the living room is a light-filled and airy conservatory, perfect for listening or playing music or just escaping to nature. Through the foyer towards the back of the house is a private mahogany library/executive office perfect for running your business or cozying up with your favorite book. The extensive built-in shelves can house your book collection. The main level continues with a family room complete with soaring ceilings, stone fireplace, views of the woods and opens to an oversized, gourmet kitchen. The open kitchen is connected to the screened in porch, a tranquil spot any time of day. Enjoy the soothing sounds of nature and the new fountain feature. The gourmet kitchen is well equipped with the stainless-steel double oven, two dishwashers, multiple meal prep stations and a pantry. The large center island has seating and ample extra storage. There is also a work-station in the kitchen to use as your command central and a second staircase leading the upper level for quick access. Off of the hallway is a main-level ensuite bedroom, laundry room, pantry, mud room and access to the three-car garage. The upper level features 5 generous sized, en suite bedrooms with walk-in closets. The master suite is elevated from the rest of the bedrooms, providing privacy and sweeping natural views. It is a lovely retreat, complete with a sitting room/private office, double-sided fireplace and private storage. The luxurious master bathroom has separate vanities, shower and bath. The walk-in closet is a masterpiece! Further down the hall there is a bonus built in study area, equipped for two with built-in desks, bookshelves and storage perfect for multiple students. Also here is a 2nd laundry room with a brand-new sink and washer (2019)/dryer (2021). At the end of the hallway is the pinnacle of the second floor: an expansive natural light drenched artist studio, which could also be used as a private office, playroom or au pair suite. Entertainment options abound in the lower level, boasting 10.5ft ceilings with a recreation area perfect for media, hosting or playing ping pong and pool. Walk-out through French doors to the patio, enjoy the fire pit and bubbling water feature in the backyard. The 7th bedroom is currently being used as a pool room and bar, but has previously served as bedroom with the adjoining bathroom and closet. This level also features approximately 1000 sq ft of essential storage. The home is surrounded by the privacy of nature and boasts exquisite landscaping and stonework. This home exterior is completely maintenance free. Weather Shield windows and doors. All the trim is Timbertek AzEK which requires no maintenance. \*\*\*ADDITIONAL CONVEYANCES: Pool table Tesla/electric charger Green hutch in kitchen (if desired)

### Listing Office

Listing Agent:	<a href="#">Marianne Prendergast</a> (15094) (Lic# 0225169432)	(703) 626-7500
Listing Agent Email:	<a href="mailto:marianne@theprendergastteam.com">marianne@theprendergastteam.com</a>	
Responsible Broker:	Dana Landry (68438) (Lic# 0226021076-VA)	
Listing Office:	<a href="#">Washington Fine Properties, LLC</a> (WFP4) 1364 Beverly Rd Ste# 100, Mc Lean, VA 22101	
Office Phone:	(703) 317-7000	Office Fax: (703) 506-2900
Office Email:	<a href="mailto:info@wfp.com">info@wfp.com</a>	
Designated Rep:	Yes	

### Showing

Appointment Phone:	(703) 676-3030	 <a href="#">-Schedule a showing</a>
Showing Contact:	Service	
Contact Name:	ShowingTime	Lock Box Type: SentiLock
Showing Requirements:	Appointment Only, Lister Must Accompany, Lockbox-SentriLock, Schedule Online	Lock Box Location: Front Door Area
Showing Method:	In-Person Only	
Directions:	For Georgetown Pike, turn on Centrillion Drive to end, Left on Alvermar Ridge to 900 on the Right at the end of the cul-de-Sac.	

### Compensation

Buyer Agency Comp:	2.5% Of Gross	Dual/Var Comm:	No
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### Listing Details

Original Price:	\$3,150,000	Owner Name:	B Joseph Warin & Julie L Lansaw
Vacation Rental:	No	DOM / CDOM:	2 / 29
Listing Agrmnt Type:	Exclusive Right	Listing Terms:	All Negotiation Thru Lister, No Home Sale Contract
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Lease Considered:	No
Dual Agency:	No	Home Warranty:	No
Sale Type:	Standard	Documents Available:	Seller's Property Disclosure
Listing Term Begins:	06/17/2021		
Listing Entry Date:	06/17/2021		
Possession:	Immediate, Settlement		
Acceptable Financing:	Cash, Conventional, VA		
Disclosures:	Prop Disclosure		

Public:	06/20/2021	2:00PM-4:00PM	Method: In-Person Only
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