

# Client Full

7845 Montvale Way, Mclean, VA 22102

Active Under Contract

Residential

\$3,395,000



Recent Change: **07/02/2021 : Active Under Contract : ACT->A/C**

MLS #:	VAFX1207910	Beds:	6
Tax ID #:	0204 29 0162	Baths:	6 / 1
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	7,291 / Estimated
Association:	HOA	Price / Sq Ft:	465.64
Structure Type:	Detached	Year Built:	2001
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		
Legal Subdivision:	GARFIELD PARK		
Subdiv / Neigh:	THE RESERVE		

## Association / Community Info

HOA:	Yes	HOA Fee:	\$455 / Monthly
HOA Name:	THE RESERVE		
Association Fee Incl.:	Common Area Maintenance, Security Gate, Snow Removal		

## Taxes and Assessment

Tax Annual Amt / Year:	\$28,254 / 2020	Tax Assessed Value:	\$2,276,310 / 2021
County Tax:	\$26,930 / Annually	Imprv. Assessed Value:	\$1,328,310
Clean Green Assess:	No	Land Assessed Value:	\$948,000
Zoning:	110	Special Assmt:	\$1,323.13
Tax Book:	204	Land Use Code:	011
		Section:	1A
		Block/Lot:	162

## Rooms

	Bed	Bath
Main		1 Half
Upper 1	5	5 Full
Lower 1	1	1 Full

## Building Info

Above Grade Fin SQFT:	7,291 / Estimated	Construction Materials:	Brick
Below Grade Fin SQFT:	3,109 / Estimated		
Total Below Grade SQFT:	3,109 / Estimated		
Total Fin SQFT:	10,400 / Estimated		
Tax Total Fin SQFT:	6,895		
Total SQFT:	10,400 / Estimated		
Basement Type:	Fully Finished		

## Lot

Lot Acres / SQFT: 0.97a / 42286sf / Assessor

## Parking

Attached Garage - # of Spaces	3	Features:	Attached Garage, Inside Access
<b>Total Parking Spaces</b>	<b>3</b>		

## Interior Features

Interior Features: 3 Fireplace(s), Accessibility Features: None

## Utilities

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Utilities: Central A/C, Cooling Fuel: Electric, Heating: Forced Air, Heating Fuel: Natural Gas, Hot Water: Natural Gas, Water Source: Public, Sewer: Public Sewer

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**Remarks**

Public: A rare find, gorgeous whole house renovation in the Reserve. Majestically sited in a prime, close-in location with Langley schools and public utilities. This brick and stone luxury, move-in ready home has approximately 10,400 of finished square feet boasting an open floor plan with 6 bedrooms and 6 1/2 bathrooms, soaring ceilings, beautiful walls of windows, stained in place dark hardwood floors throughout, and new state-of-the-art kitchen with 7-person seating, integrated Subzero refrigerator and separate freezer, Wolf cooking, and Zephyr ceiling ventilation. Stunning modern lower level has a second full kitchen with all new Fisher and Paykel appliances, 12' quartz waterfall island and vertical wall of quartz, as well as a custom-designed UHD theater, perfect for entertaining while also doubling as an incredibly comfortable in-law suite. Bathrooms have spa-like showers, modern, high-end materials, and timeless design. Soothing, panoramic front and back yard vistas with extensive flagstone hardscape, free flowing water features, separate dining deck with grill, and a lighted gazebo. Designer light fixtures, ample recessed and cabinet lighting, tamper resistant plugs, and a new whole-house Kohler gas generator also have been added. Outdoor, smart lighting systems create a striking presence at night. The Reserve community offers 24-hour patrolling security personnel.

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**Directions**

From Old Dominion: Left to Old Dominion reserve, left to Montvale.

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**Listing Details**

Original Price:	\$3,395,000	DOM:	11
Vacation Rental:	No		
Sale Type:	Standard		
Listing Term Begins:	06/22/2021		
Possession:	Immediate, Settlement		

