

# Client Full

860 Alvermar Ridge Dr, Mclean, VA 22102

Closed | 07/30/21

Residential

\$2,750,000



Recent Change: **07/30/2021 : Closed : PND->CLS**

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		
Prop Mgmt Company:	CommunityAssoc Services Inc		
Property Manager:	Yes		

## 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

			Bed	Bath
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			

## 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

### Lot

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

### Parking

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

### 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

### 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

### Remarks

Public: 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, large soaking bathtub, large glass enclosed steam 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.

### Directions

495, GEORGETOWN PIKE TO LEFT ON CENTRILLION INTO THE RESERVE, L-ALVERMAR RIDE DRIVE TO 860

### Listing Details

Original Price: \$2,750,000 DOM: 6  
Vacation Rental: No Off Market Date: 07/30/21  
Sale Type: Standard  
Listing Term Begins: 06/12/2021  
Possession: Settlement  
Disclosures: Prop Disclosure

### Sale/Lease Contract

Concessions: No  
Agreement of Sale Dt: 06/17/21 Close Date: 07/30/21  
Close Sale Type: Standard Sale Close Price: \$2,750,000.00