

Client Full

900 Alvermar Ridge Dr, Mclean, VA 22102

Active

Residential

\$2,995,000



Recent Change: **07/09/2021 : DOWN : \$3,150,000->\$2,995,000**
 Upcoming OH: Public: Sun Jul 11, 2:00PM-4:00PM Method: In-Person Only

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|---------------------|--------------|-----------------------|----------------------|
| 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: | 320.32 |
| Structure Type: | Detached | Year Built: | 2006 |
| Levels/Stories: | 3 | Style: | French, Transitional |
| Furnished: | No | Central Air: | Yes |
| Waterfront: | No | Basement: | Yes |
| Garage: | Yes | | |

Location

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|--------------------|---------------|-----------------------|-------------------------------|
| 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

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

Taxes and Assessment

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| 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 Full, 1 Half |
| Bedroom 2: | Upper 1 | 16 x 15, Walk-In Closet(s) | Upper 1 | 5 Full |
| Bedroom 3: | Upper 1 | 18 x 15, Tub Shower, Walk-In Closet(s) | Lower 1 | 1 Full |
| 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

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| 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

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| 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

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

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| Ground Rent Exists: | No |
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Parking

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| Attached Garage - # of Spaces | 3 | Features: | Attached Garage, Driveway, Garage Door Opener, Garage - Side Entry |
| Driveway - # of Spaces | 3 | | |
| Total Parking Spaces | 6 | | |

Interior Features

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| 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

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

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| 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

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| 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 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 |
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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)

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.

Listing Details

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| Original Price: | \$3,150,000 | Previous List Price: | \$3,150,000 |
| Vacation Rental: | No | DOM: | 24 |
| Sale Type: | Standard | Listing Terms: | All Negotiation Thru Lister, No Home Sale Contract |
| Listing Term Begins: | 06/17/2021 | Lease Considered: | No |
| Possession: | Immediate, Settlement | Home Warranty: | No |
| Acceptable Financing: | Cash, Conventional, VA | Documents Available: | Seller's Property Disclosure |
| Disclosures: | Prop Disclosure | | |

Public: 07/11/2021 2:00PM-4:00PM Method: In-Person Only
 Stunning custom home on a lushly landscaped lot with very private backyard with room for a pool in sought after McLean Reserve.

