

# Client Full

892 Alvermar Ridge Dr, Mclean, VA 22102

Active Under Contract

Residential

\$3,250,000



**Recent Change:**

**08/15/2021 : Active Under Contract : ACT->A/C**

MLS #:	VAFX2003656	Beds:	5
Tax ID #:	0204 29 0062	Baths:	5 / 3
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	6,350 / Estimated
Association:	HOA	Price / Sq Ft:	511.81
Structure Type:	Detached	Year Built:	2002
Levels/Stories:	3	Property Condition:	Excellent
Waterfront:	No	Style:	Traditional
Garage:	Yes	Central Air:	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:	THE RESERVE	Elementary School:	Churchill Road

**Association / Community Info**

HOA:	Yes	HOA Fee:	\$435 / Monthly
HOA Name:	THE RESERVE HOA		
Prop Mgmt Company:	Community Association Services		
Property Manager:	Yes		
Association Fee Incl.:	Common Area Maintenance, Management, Security Gate, Trash		

**Taxes and Assessment**

Tax Annual Amt / Year:	\$23,983 / 2021	Tax Assessed Value:	\$2,004,430 / 2021
County Tax:	\$22,851 / Annually	Imprv. Assessed Value:	\$1,028,430
City/Town Tax:	Annually	Land Assessed Value:	\$976,000
Clean Green Assess:	No	Special Assmt:	\$1,132.49
Refuse Fee:		Land Use Code:	011
Zoning:	110	Section:	2
Tax Book:	204	Block/Lot:	62

**Rooms**

			<b>Bed</b>	<b>Bath</b>
Primary Bedroom:	Upper 1	19 x 16, Ceiling Fan(s), Flooring - HardWood, Walk-In Closet(s)	Main	2 Half
Sitting Room:	Upper 1	14 x 11, Built-Ins, Flooring - HardWood	Upper 1	4 Full
Bedroom 2:	Upper 1	19 x 13, Built-Ins, Ceiling Fan(s), Flooring - HardWood, Walk-In Closet(s)	Lower 1	1 Full, 1 Half
Sitting Room:	Upper 1	17 x 12, Ceiling Fan(s), Flooring - HardWood		
Bedroom 3:	Upper 1	18 x 13, Ceiling Fan(s), Flooring - HardWood, Walk-In Closet(s)		
Bedroom 4:	Upper 1	18 x 13, Ceiling Fan(s), Flooring - HardWood, Walk-In Closet(s)		
Utility Room:	Upper 1			
Foyer:	Main	Flooring - HardWood		
Living Room:	Main	22 x 18, Ceiling Fan(s), Fireplace - Gas, Flooring - HardWood, Wet Bar		
Dining Room:	Main	18 x 14, Flooring - HardWood		
Kitchen:	Main	19 x 16, Island, Pantry		
2nd Stry Fam Rm:	Main	18 x 16, Fireplace - Gas, Flooring - HardWood		
Library:	Main	19 x 16, Ceiling Fan(s), Flooring - HardWood		

Sun/Florida Room:	Main	18 x 15, Ceiling Fan(s)
Mud Room:	Main	13 x 12
Laundry:	Main	18 x 11
Screened Porch:	Main	Ceiling Fan(s)
Recreation Room:	Lower 1	25 x 18, Ceiling Fan(s), Fireplace - Gas
Game Room:	Lower 1	23 x 16, Ceiling Fan(s), Fireplace - Gas
Bonus Room:	Lower 1	18 x 10
Exercise Room:	Lower 1	18 x 13, Ceiling Fan(s)
Bedroom 5:	Lower 1	14 x 13, Ceiling Fan(s)
Kitchen:	Lower 1	20 x 14, Countertop(s) - Granite, Kitchen - Eat-in, Pantry
Storage Room:	Lower 1	19 x 14
Utility Room:	Lower 1	

### Building Info

Above Grade Fin SQFT:	6,350 / Estimated	Construction Materials:	Stone
Below Grade Fin SQFT:	2,750 / Estimated		
Total Below Grade SQFT:	2,750 / Estimated		
Total Fin SQFT:	9,100 / Estimated		
Tax Total Fin SQFT:	5,234		
Total SQFT:	9,100 / Estimated		
Basement Type:	Fully Finished		

### Lot

Lot Acres / SQFT:	1.45a / 62989sf / Assessor	Lot Features:	Cul-de-sac, Front Yard, Landscaping, Rear Yard
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### Parking

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

### Interior Features

Interior Features:	Built-Ins, Ceiling Fan(s), Central Vacuum, Crown Moldings, Pantry, Recessed Lighting, Walk-in Closet(s), Wet/Dry Bar, Window Treatments, 3 Fireplace(s), Double Sided, Gas/Propane, Stone, Central Vacuum, Dishwasher, Disposal, Dryer, Freezer, Humidifier, Icemaker, Oven/Range - Gas, Refrigerator, Washer, Accessibility Features: Other, Motion Detectors, Security System, Smoke Detector, Door Features: French, Main Floor Laundry
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### Exterior Features

Exterior Features:	BBQ Grill, Extensive Hardscape, Exterior Lighting, Flood Lights, Underground Lawn Sprinkler, Water Fountains, Patio(s), Porch(es), Screened, Pool: Yes - Personal, Personal Pool Features: Heated Pool, In Ground Pool, Saltwater Pool, Pool/Spa Combo, Other Structures: Shed, Pool Equipment Shed
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### Utilities

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

Public:	Stunning Ted Visnic masterpiece sited on a gorgeous 1.45 private acre lot backing to parkland in the sought-after custom section of the luxury Reserve community in McLean. Our newest Reserve listing, could be yours soon! From the moment you drive through the regal custom privacy gate, this meticulously cared for spectacular property opens up to the full luxurious view of this fieldstone home. Once inside the gate, the lush landscaping designed by Charles Owen of Fine Landscapes and beautifully maintained by Potomac Flower and Garden Design, invites you to park on your motor court, where the flagstone walk delivers you to the custom front door. This gorgeous approximately 9,100 square foot home is just the beginning. The resort style back yard is absolutely breathtaking. A vacation at home. A long veranda with skylights and ceiling fans plus a screened-in porch, overlook the backyard. You can walk down your wide stairs to your flagstone patio, with natural gas connected Viking grill for outdoor grilling. The inviting saltwater, gunite heated pool, with pebble tec, spa, 18-inch full length of the pool swim out/seated ledge for safety and convenience awaits you. The beach entry is both kid and pet friendly. The open copper roof outdoor Pavilion complete with 2-sided fireplace, extends your season for swimming and outdoor fun, as well as provides sun protection for those that want to join in the fun without too much sun. Back inside after al fresco dining, shower in the large pool shower in the huge laundry room where fresh towels await you. This 5 bedroom, 5 full and 3 half bath home has stunning hickory character random plank floors on two levels, and porcelain tile on the lower level, complete with a custom catering kitchen. The wonderful, loving and discriminating owners have renovated this home with the highest quality products and service providers including: Bowa, Sub-Zero, Miele, Wolf, Franke just to name a few. This home is truly, better than new! The architectural details, excellent construction quality, and delightful comfort features await your discovery. This incredible estate home even includes an huge whole house 60 Kilowatt Generator with sound attenuation housing so you won't miss a beat in a power outage! This grand estate home is found in the custom section of The Reserve. The neighborhood includes a concierge guardhouse, 24-hour security community, inviting sidewalks, wide streets, and unmatched landscaping beauty to welcome you and all your guests.
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### Directions

From Georgetown Pike, L on Centrillion Dr, L on Alvermar Ridge Dr.

### Listing Details

Original Price:	\$3,250,000	DOM:	10
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Vacation Rental: No  
Sale Type: Standard  
Listing Term Begins: 08/06/2021  
Possession: Settlement  
Disclosures: Prop Disclosure

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