

# Client Full

7800 Meritage, Mclean, VA 22102

Active Under Contract

Residential

\$3,975,000



## Recent Change:

**02/20/2022 : Active Under Contract : ACT->A/C**

MLS #:	VAFX2039280	Beds:	7
Tax ID #:	0204 29 0150	Baths:	6 / 2
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	7,823 / Assessor
Association:	HOA	Price / Sq Ft:	508.12
Structure Type:	Detached	Year Built:	2006
Levels/Stories:	3	Property Condition:	Very Good
Waterfront:	No	Style:	French
Garage:	Yes	Central Air:	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:	\$435 / Monthly
Association Fee Incl.:	Lawn Care Front, Management, Other, Security Gate		
Amenities:	Security		

## Taxes and Assessment

Tax Annual Amt / Year:	\$34,039 / 2021	Tax Assessed Value:	\$2,844,840 / 2021
County Tax:	\$32,431 / Annually	Imprv. Assessed Value:	\$1,904,840
City/Town Tax:	Annually	Land Assessed Value:	\$940,000
Clean Green Assess:	No	Special Assmt:	\$1,607.31 / Annually
Refuse Fee:		Tax Other Annual Assmt:	\$1,374
Zoning:	110	Historic:	No
Tax Book:	204	Land Use Code:	011
		Section:	4
		Block/Lot:	150

## Rooms

	Bed	Bath
Main	1	1 Full, 1 Half
Upper 1	5	4 Full
Lower 1	1	1 Full, 1 Half

## Building Info

Builder Name:	ADRIAN EDWARDS	Construction Materials:	Stucco
Above Grade Fin SQFT:	7,823 / Assessor	Roof:	Asphalt, Shingle
Total Fin SQFT:	7,823 / Assessor		
Tax Total Fin SQFT:	7,823		
Total SQFT:	7,823 / Assessor		
Foundation Details:	Other		
Basement Type:	Connecting Stairway, Daylight, Partial, Heated, Improved, Outside Entrance, Rear Entrance		

## Lot

Lot Acres / SQFT:	0.86a / 37269sf / Assessor
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## Parking

Attached Garage - # of Spaces	3	Features:	Attached Garage, Driveway, Garage - Side Entry, Circular Driveway, Paved Driveway
<b>Total Parking Spaces</b>	<b>3</b>		

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**Interior Features**

Interior Features: Breakfast Area, Built-Ins, Crown Moldings, Dining Area, Entry Level Bedroom, Family Room Off Kitchen, Kitchen - Eat-In, Kitchen - Gourmet, Kitchen - Island, Kitchen - Table Space, Primary Bath(s), Upgraded Countertops, Wet/Dry Bar, Wood Floors; Fireplace(s): 6, Gas/Propane; Dishwasher, Disposal, Dryer - Front Loading, Exhaust Fan, Oven - Double, Oven/Range - Gas, Range Hood, Refrigerator, Washer - Front Loading, Washer/Dryer Hookups Only, Water Heater; Accessibility Features: None; Security System, Smoke Detector

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**Exterior Features**

Exterior Features: Pool: Yes - Personal

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**Utilities**

Utilities: Central A/C, Heat Pump(s), Zoned; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Electric, Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Private Sewer

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**Remarks**

Inclusions: Parking Included In ListPrice, Parking Included In SalePrice

Public: The Reserve | Custom Home Section | Spectacular custom-built French country residence in highly desirable Reserve community. Flowing layout w/ designer finishes throughout, gourmet kitchen, expansive master suite with fireplace, sitting room & luxurious master bath. The lower level has been completely renovated with beautiful new flooring, oversized temperature controlled wine cellar, and kitchenette. Also included is an exercise room, home theater, and lower level bedroom. Backyard offers a pool, spa and beautiful hardscaping. Circular driveway & 3-car garage. The Reserve I Estate community situated on 258 wooded acres featuring 24 hour security and other services available from the security staff stationed @ The Reserve Gatehouse.

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**Directions**

From Old Dominion, right into the reserve, left on Glenhaven, right on Founders Ridge, Right on Meritage, straight ahead, sign on property.

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**Listing Details**

Original Price:	\$3,975,000	DOM:	37
Vacation Rental:	No		
Sale Type:	Standard		
Listing Term Begins:	01/06/2022		
Possession:	Settlement		
Disclosures:	Prop Disclaimer		