

Client Full

7686 Ballestrade Ct, Mclean, VA 22102

Active

Residential

\$5,200,000



Recent Change: **03/25/2022 : New Active : C/S->ACT**

MLS #:	VAFX2057006	Beds:	5
Tax ID #:	0213 28 0045	Baths:	6 / 2
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	7,402 / Assessor
Association:	HOA	Price / Sq Ft:	702.51
Structure Type:	Detached	Year Built:	2006
Levels/Stories:	3	Property Condition:	Excellent
Furnished:	No	Style:	French, Traditional
Waterfront:	No	Central Air:	Yes
Views:	Trees/Woods	Basement:	Yes
Garage:	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 HOME OWNERS ASSOCIATIONS		

Taxes and Assessment

Tax Annual Amt / Year:	\$42,743 / 2021	Tax Assessed Value:	\$3,572,300 / 2022
County Tax:	\$40,725 / Annually	Imprv. Assessed Value:	\$2,492,300
City/Town Tax:	Annually	Land Assessed Value:	\$1,080,000
Refuse Fee:		Special Assmt:	\$2,018.35
Zoning:	110	Land Use Code:	011
Tax Book:	213	Section:	2
		Block/Lot:	45

Rooms

			Bed	Bath
Primary Bedroom:	Upper 1	Main		2 Half
Bedroom 1:	Upper 1	Upper 1	5	5 Full
Bathroom 2:	Upper 1	Lower 1		1 Full
Bathroom 3:	Upper 1			
In-Law/auPair/Suite:	Upper 1			
Full Bath:	Upper 1			
Full Bath:	Upper 1			
Laundry:	Upper 1			
Primary Bathroom:	Upper 1			
Full Bath:	Upper 1			
Full Bath:	Upper 1			
Breakfast Room:	Main			
Den:	Main			
Dining Room:	Main			
Family Room:	Main			
Foyer:	Main			
Kitchen:	Main			
Half Bath:	Main			
Half Bath:	Main			

Living Room: Main
 Office: Main
 Full Bath: Lower 1
 Great Room: Lower 1
 Media Room: Lower 1
 Sitting Room: Lower 1
 Exercise Room: Lower 1
 Storage Room: Lower 1
 Office: Lower 1
 Utility Room: Lower 1

Building Info

Above Grade Fin SQFT:	7,402 / Assessor	Construction Materials:	Brick
Total Fin SQFT:	7,402 / Assessor	Flooring Type:	Stone, Wood
Tax Total Fin SQFT:	7,402		
Total SQFT:	7,402 / Assessor		
Wall & Ceiling Types:	Tray Ceilings, Vaulted Ceilings		
Foundation Details:	Active Radon Mitigation, Brick/Mortar, Stone		
Basement Type:	Daylight, Full, Fully Finished, Heated, Improved, Interior Access, Outside Entrance, Walkout Level, Windows		

Lot

Lot Acres / SQFT:	0.84a / 36680sf / Assessor	Lot Features:	Backs to Trees, Backs-Parkland, Cul-de-sac, Landscaping
Views:	Trees/Woods		
Fencing:	Rear		

Parking

Attached Garage - # of Spaces	3	Features:	Attached Garage, Additional Storage Area, Built In Garage, Garage - Rear Entry, Oversized Garage
Total Parking Spaces	3		

Interior Features

Interior Features: Additional Stairway, Attic, Bar, Breakfast Area, Built-Ins, Butlers Pantry, Cedar Closet(s), Ceiling Fan(s), Crown Moldings, Curved Staircase, Dining Area, Double/Dual Staircase, Elevator, Floor Plan - Open, Formal/Separate Dining Room, Intercom, Kitchen - Eat-In, Kitchen - Gourmet, Kitchen - Island, Soaking Tub, Sprinkler System, Upgraded Countertops, Walk-in Closet(s), Wet/Dry Bar, WhirlPool/HotTub, Wood Floors; Fireplace(s): 5, Gas/Propane, Wood; Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Extra Refrigerator/Freezer, Freezer, Icemaker, Microwave, Oven - Self Cleaning, Oven - Wall, Refrigerator, Six Burner Stove, Washer; Accessibility Features: Elevator; Exterior Cameras, Smoke Detector, Surveillance System; Window Features: Bay/Bow; Dryer In Unit, Upper Floor Laundry, Washer In Unit

Exterior Features

Exterior Features: Exterior Lighting, Lawn Sprinkler, Sidewalks, Street Lights; Balcony, Breezeway, Brick, Deck(s), Patio(s), Porch(es); Pool: No Pool

Utilities

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

Remarks

Public: Pictures to follow! An architectural masterpiece with timeless old-world charm. This home with over \$10,000 custom finished SF, has a breathtaking parkland view and is nestled in the sought-after Reserve gated community. Dramatic curved staircase and custom stone mosaic upon entry, with elegant light fixtures, solid hickory wood floors. High-end finishes, including paneled vaulted and tray ceilings, and wood beams throughout. Grand living room, banquet sized dining, adjoining butler's galley, and a chef's kitchen with custom cabinets, center island, warming drawer, and even a pasta drying cabinet. This home offers ideal flow for entertaining. gorgeous morning room and sitting rooms with direct access to kitchen. A professional home office with separate egress and powder room. A terrific guest/ au pair suite with a private entrance, vaulted ceiling, private bath. Some of the features are: Elevator service to all levels, fully fenced property, gated entrance to the garage, cantilever balconies, French doors, five fireplaces, zoned heating and cooling, vaulted ceiling, wood beams, tray ceilings, exercise room with heated floors and shower, theater with kitchenette, three sets of stairs with copper rails, cedar closet, heated towel racks and floors in Primary, steam shower for two, 4-unit spacious laundry center on bedroom level, state-of-the-art security and A/V system, sprinkler system, generator, exterior lighting, porte-cochere to oversized , heated, 3-car garage and mud room. The Reserves is just minutes to Scott's Run Nature Preserve, Great Falls Park with hiking paths along the Potomac River, and the Spring Hill Recreation Center as well as the Hamlet Swim and Tennis Club.

Directions

193 West, Left on Centrillion into The Reserve, Right onto Alvermar Ridge, Right on Ballestrade Ct. Drive in through Gated, Security Station at the Reserve's Gatehouse.

Listing Details

Original Price:	\$5,200,000	DOM:	1
Vacation Rental:	No	Listing Terms:	All Negotiation Thru Lister
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	03/24/2022	Pets Allowed:	Yes
Possession:	Settlement	Pet Restrictions:	No Pet Restrictions
Acceptable Financing:	Cash, Conventional		

Disclosures:

Agent Related to Owner, Prop Disclaimer

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