

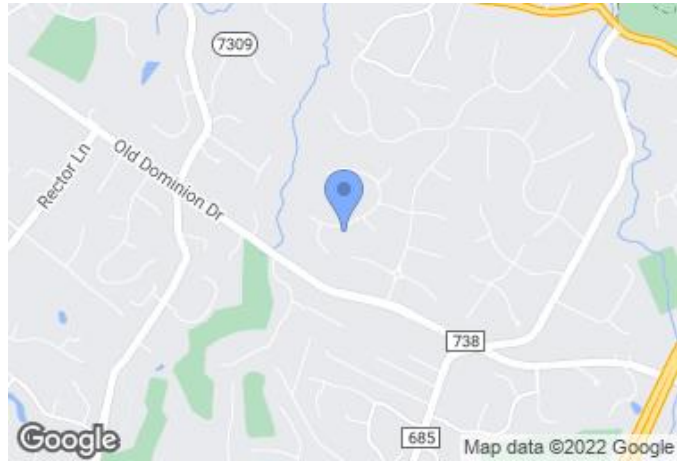
# Client Full

**1033 Founders Ridge Ln, Mclean, VA 22102**

**Coming Soon**

**Residential**

**\$2,795,000**



Recent Change: **06/01/2022 : Coming Soon : ->C/S** **Expected On Market Date: 06/07/22**  
**Upcoming OH: Public: Sun Jun 12, 1:00PM-4:00PM** **Method: In-Person Only**

MLS #:	VAFX2073594	Beds:	5
Tax ID #:	0204 29 0128A	Baths:	5 / 1
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	5,661 / Assessor
Association:	HOA	Price / Sq Ft:	493.73
Structure Type:	Detached	Year Built:	2004
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:	THE RESERVE	Elementary School:	Churchill Road

### Association / Community Info

HOA:	Yes	HOA Fee:	\$435 / Monthly
HOA Name:	THE RESERVE HOMEOWNERS ASSOCIATION		
Prop Mgmt Company:	Community Association Services, Inc.		
Property Manager:	Yes		
Association Fee Incl.:	Common Area Maintenance, Lawn Maintenance, Management, Reserve Funds, Snow Removal, Trash		
Amenities:	Security		

### Taxes and Assessment

Tax Annual Amt / Year:	\$25,752 / 2021	Tax Assessed Value:	\$2,535,150 / 2022
County Tax:	\$24,536 / Annually	Imprv. Assessed Value:	\$1,445,150
City/Town Tax:	Annually	Land Assessed Value:	\$1,090,000
Clean Green Assess:	No	Special Assmt:	\$1,216.04
Refuse Fee:		Land Use Code:	011
Zoning:	110	Section:	4
Tax Book:	204	Block/Lot:	128A

### Rooms

		<b>Bed</b>	<b>Bath</b>
Bedroom 4:	Upper 1	Main	1 Half
Sitting Room:	Upper 1	Upper 1	4 Full
Bedroom 3:	Upper 1	Lower 1	1 Full
Bedroom 2:	Upper 1		
Primary Bedroom:	Upper 1		
Primary Bathroom:	Upper 1		
Family Room:	Main		
Dining Room:	Main		
Kitchen:	Main		
Foyer:	Main		
Living Room:	Main		
Breakfast Room:	Main		
Sun/Florida Room:	Main		
Study:	Main		
Laundry:	Main		
Mud Room:	Main		
Bedroom 5:	Lower 1		

Exercise Room: Lower 1  
 Game Room: Lower 1  
 Recreation Room: Lower 1  
 Storage Room: Lower 1  
 Storage Room: Lower 1  
 Utility Room: Lower 1  
 Media Room: Lower 1

**Building Info**

Builder Model:	STRATHMORE	Construction Materials:	Brick, Combination
Builder Name:	GULICK	Below Grade Unfin SQFT:	500 / Estimated
Above Grade Fin SQFT:	5,661 / Assessor	Flooring Type:	Carpet, Ceramic Tile, Hardwood
Below Grade Fin SQFT:	2,000 / Estimated	Roof:	Shingle
Total Below Grade SQFT:	2,500 / Estimated		
Total Fin SQFT:	7,661 / Estimated		
Tax Total Fin SQFT:	5,661		
Total SQFT:	8,161 / Estimated		
Wall & Ceiling Types:	2 Story Ceilings, 9Ft+ Ceilings, Cathedral Ceilings, Dry Wall, Vaulted Ceilings		
Foundation Details:	Concrete Perimeter		
Basement Type:	Full		

**Lot**

Lot Acres / SQFT:	0.97a / 42084sf / Assessor	Road:	City/County, Public
		Lot Features:	Landscaping, Premium, Private

**Parking**

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

**Interior Features**

Interior Features: Attic, Breakfast Area, Butlers Pantry, Chair Railings, Crown Moldings, Dining Area, Double/Dual Staircase, Family Room Off Kitchen, Floor Plan - Open, Floor Plan-Traditional, Kitchen - Gourmet, Kitchen - Island, Primary Bath(s), Recessed Lighting, Upgraded Countertops, Wet/Dry Bar, Window Treatments; Fireplace(s): 1, Fireplace - Glass Doors, Gas/Propane, Mantel(s); Cooktop, Dishwasher, Disposal, Dryer, Dryer - Front Loading, Exhaust Fan, Icemaker, Microwave, Oven - Double, Oven - Self Cleaning, Oven - Wall, Oven/Range - Gas, Range Hood, Refrigerator, Six Burner Stove, Washer; Accessibility Features: None; 24 Hour Security, Electric Alarm, Exterior Cameras, Monitored, Motion Detectors, Security Gate; Door Features: French, Insulated, Six Panel; Window Features: Bay/Bow, Double Pane, Insulated, Palladian, Screens; Main Floor Laundry

**Exterior Features**

Exterior Features: Extensive Hardscape, Exterior Lighting, Lawn Sprinkler, Stone Retaining Walls, Street Lights; Pool: No Pool

**Utilities**

Utilities: Cable TV Available, Natural Gas Available, Sewer Available; Central A/C, Zoned; Cooling Fuel: Electric; Heating: Forced Air, Zoned; Heating Fuel: Natural Gas; Hot Water: Multi-tank, Natural Gas; Water Source: Public; Sewer: Private Septic Tank, Public Hook/Up Avail

**Remarks**

Public: Perched high on a premier lot in one of the National Capital Region's most prestigious neighborhoods – The Reserve in McLean. This Gulick Strathmore model commands attention from passersby. And wait until you see the inside. It's perfect for everyday living and grand entertaining. The handsome double hardwood doors welcome guests into the soaring two-story foyer, light cascading from the windows above, and flanked by the embassy-sized dining room on the right. The elegant formal powder room and private library are on your left. An expansive gourmet kitchen features a generous center island, custom Decorá cabinetry, professional appliances, polished granite countertops and borders a bright breakfast room that leads to an inviting sunroom with a beautiful gas fireplace. A warm family room and graceful living room finish the main level. The primary suite consists of three distinct areas: a spacious sitting room, tranquil sleeping space looking out onto the manicured rear yard, and an indulgent master bathroom with sizable dual walk-in closets. Three secondary bedrooms complete the upper level, and all include ample walk-in closets and luxurious ensuite bathrooms. The vast walk-up lower level includes a fun game room with a built-in wet bar, fully-equipped exercise room, theater room, a fifth bedroom and an additional full bathroom. The Reserve is an exceptional estate community within a few minutes of the Capital Beltway. The unsurpassed scale of this subdivision includes 168 luxury homes built by award winning custom builders on 258 gentle, wooded rolling acres. This pristine, polished neighborhood boasts impressive one-of-a-kind streetscapes and spectacular stone walls throughout the subdivision. The Reserve offers residents some of the finest schools in the nation, world class shopping nearby and 24-hour, 7-day a week security from the guard staff stationed at the Reserve's iconic gatehouse.

**Directions**

GPS

**Listing Details**

Vacation Rental:	No	DOM:	0
Sale Type:	Standard	Expected On Market Date:	06/07/22
Listing Term Begins:	06/07/2022		
Possession:	Negotiable		

Public: 06/12/2022 1:00PM-4:00PM Method: In-Person Only

