

Agent Full

1033 Founders Ridge Ln, Mclean, VA 22102

Active

Residential

\$2,795,000



Recent Change: **06/07/2022 : New Active : C/S->ACT**
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 | Assessor AbvGrd Fin SQFT: | 5,661 |
| Structure Type: | Detached | Price / Sq Ft: | 493.73 |
| Levels/Stories: | 3 | Year Built: | 2004 |
| Waterfront: | No | Style: | Colonial |
| 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 HOMEOWNERS ASSOCIATION | Property Manager: | Jo Banky |
| Prop Mgmt Company: | Community Association Services, Inc. | | |
| Property Manager: | Yes | | |
| Mgmt Co. Phone: | (301) 840-1800 | | |
| Association Fee Incl.: | Common Area Maintenance, Lawn Care Front, Lawn Care Side, Management, Reserve Funds, Security Gate, Snow Removal, Trash | | |
| Amenities: | Meeting Room, 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

| | | | Bed | Bath |
|-------------------|---------|---------|-----|--------|
| Bedroom 4: | Upper 1 | Main | | 1 Half |
| Sitting Room: | Upper 1 | Upper 1 | 4 | 4 Full |
| Bedroom 3: | Upper 1 | Lower 1 | 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
 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: | 2,766 / Estimated | Roof: | Shingle |
| Total Below Grade SQFT: | 3,266 / Estimated | | |
| Total Fin SQFT: | 8,427 / Estimated | | |
| Tax Total Fin SQFT: | 5,661 | | |
| Total SQFT: | 8,927 / Estimated | | |
| Wall & Ceiling Types: | 2 Story Ceilings, 9Ft+ Ceilings, Cathedral Ceilings, Dry Wall, Vaulted Ceilings | | |
| Foundation Details: | Concrete Perimeter | | |
| Basement Type: | Fully Finished, Heated, Outside Entrance, Rear Entrance, Walkout Stairs | | |

Lot

| | | | |
|-------------------|----------------------------|---------------|--|
| Lot Acres / SQFT: | 0.97a / 42084sf / Assessor | Road: | City/County, Public |
| | | Lot Features: | Landscaping, Private, Rear Yard, SideYard(s) |

Parking

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

Interior Features

Interior Features: Attic, Breakfast Area, Carpet, Ceiling Fan(s), Chair Railings, Crown Moldings, Dining Area, Double/Dual Staircase, Family Room Off Kitchen, Floor Plan - Open, Floor Plan-Traditional, Formal/Separate Dining Room, Kitchen - Eat-In, Kitchen - Gourmet, Kitchen - Island, Kitchen - Table Space, Pantry, Primary Bath(s), Recessed Lighting, Soaking Tub, Sprinkler System, Wet/Dry Bar, Window Treatments, Wood Floors; Fireplace(s): 1, Fireplace - Glass Doors, Gas/Propane, Mantel(s), Stone; Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Icemaker, Oven - Double, Oven - Wall, Range Hood, Refrigerator, Six Burner Stove, Stainless Steel Appliances, Washer, Water Heater; Accessibility Features: None; 24 Hour Security, Electric Alarm, Exterior Cameras, Monitored, Motion Detectors, Security Gate, Security System, Smoke Detector; Door Features: Double Entry, French, Insulated, Six Panel; Window Features: Double Pane, Insulated; Main Floor Laundry

Exterior Features

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

Utilities

Utilities: Cable TV Available, Natural Gas Available; Central A/C, Zoned; Cooling Fuel: Electric; Electric Service: 220 Volts, 60 Amp Service, Circuit Breakers, Generator, Underground; Heating: Forced Air, Zoned; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Private Septic Tank; Internet Services: Cable, Fiber Optic, Satellite

Remarks


Agent: This home can be sold fully furnished with all of it's high-end furnishings, authentic Persian rugs, and wonderful artwork.

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.

Listing Office

Listing Agent: [Tania Squadrini Hosmer](#) (3000356) (Lic# 0225175516) (703) 403-8225
Listing Agent Email: taniahosmer@gmail.com
Broker of Record: Ron Cathell (44611) [Click for License](#)
Listing Office: [Keller Williams Realty](#) (KWR21) (Lic# Unknown)
6820 Elm St, McLean, VA 22101-6008
Office Phone: (703) 636-7300 Office Fax: (703) 636-7301
Designated Rep: Yes

Showing

Appointment Phone: (703) 403-8225  - [Schedule a showing](#)
Showing Contact: Agent Lock Box Type: None
Contact Name: Tania Hosmer
Showing Requirements: 24 Hours Notice, Appointment Only,
Lister Must Accompany, Sign on
Property
Showing Method: In-Person and Live Video
Directions: GPS

Compensation

Buyer Agency Comp: 3% Of Gross Dual/Var Comm: No

Listing Details

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|-----------------------|-----------------|--------------------|-----------------------|
| Original Price: | \$2,795,000 | Owner Name: | Mark & Louella Gorman |
| Vacation Rental: | No | DOM / CDOM: | 4 / 4 |
| Listing Agrmnt Type: | Exclusive Right | Original MLS Name: | BRIGHT |
| Prospects Excluded: | No | Expiration Date: | 12/31/22 |
| Listing Service Type: | Full Service | | |
| Dual Agency: | Yes | | |
| Sale Type: | Standard | | |
| Listing Term Begins: | 06/07/2022 | | |
| Listing Entry Date: | 06/07/2022 | | |
| Possession: | Negotiable | | |

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