



# Tania Hosmer

Keller Williams Realty

"It's Not Your Father's Real Estate Market Anymore."

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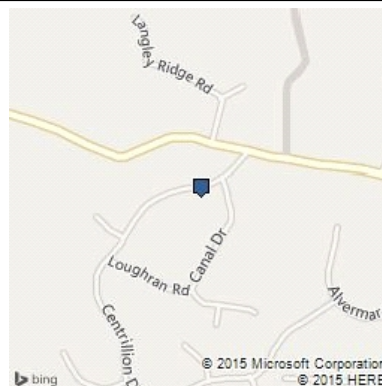
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Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX8574981 - FAIRFAX  
843 CENTRILLION DR, MCLEAN, VA 22102

Full Listing  
Residential



Status: Sold  
Close Date: 18-May-2015  
Ownership: Fee Simple  
Sale or Rental: Sale  
Listing Type: Modified/Excl

Style: Colonial  
Seller Subsidy: \$0  
Type: Detached  
TH Type:  
#Levels: 3  
Auction: No  
#Fireplaces: 5  
Model:

List Price: \$2,899,000  
Close Price: \$2,750,000  
Inc City/Town:  
Zip: 22102 - 1449  
Election District:  
Transaction Type: Standard  
ADC Map Coord: GOOGLE

Adv Sub: Garfield Park  
Legal Sub: GARFIELD PARK  
Condo/Coop Proj Name:

Tax ID: 20-2-14- -94  
HOA Fee: \$445.00/ Monthly  
C/C Fee: /

Total Taxes: \$25,487  
Tax Year: 2014  
Lot AC/SF: .93/40,454

Area:  
Level Location:  
Age: 13  
Year Built: 2002

Elementary: CHURCHILL ROAD

Middle: COOPER

High: LANGLEY

\*School information is provided by independent third party sources and should not be relied upon without verification.

## INTERIOR

|             | Total | Main | Upper 1 | Upper 2 | Lower 1 | Lower 2 |
|-------------|-------|------|---------|---------|---------|---------|
| Bedrooms:   | 5     | 0    | 4       |         | 1       |         |
| Full Baths: | 5     | 0    | 4       |         | 1       |         |
| Half Baths: | 2     | 2    | 0       |         | 0       |         |

| Room           | Dimensions | Level   | Flooring | Fireplace |
|----------------|------------|---------|----------|-----------|
| Foyer          |            | Main    | Wood     |           |
| Den/Stdy/Lib   | 14 x 17    | Main    | Wood     | Gas       |
| Dining Room    | 14 x 18    | Main    | Wood     |           |
| Living Room    | 15 x 23    | Main    | Wood     | Gas       |
| Family Rm      | 20 x 23    | Main    | Other    | Gas       |
| Kitchen        | 16 x 23    | Main    |          |           |
| Bedroom-Master | 22 x 22    | Upper 1 | Wood     | Gas       |
| Bedroom-Second | 25 x 28    | Upper 1 | Wood     |           |
| Bedroom-Third  | 15 x 20    | Upper 1 | Wood     |           |
| Bedroom-Fourth | 12 x 17    | Upper 1 | Wood     |           |
| Lndry-Uppr Lvl | 8 x 12     | Upper 1 | Wood     |           |
| Recreation Rm  | 19 x 29    | Lower 1 | Carpet   | Gas       |
| Other Room 1   | 18 x 24    | Lower 1 | Other    |           |
| Other Room 2   | 11 x 17    | Lower 1 | Carpet   |           |
| Other Room 3   | 14 x 14    | Lower 1 | Carpet   |           |
| Storage Room   |            | Lower 1 |          |           |

## FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Recreation Rm, Family Rm, Other Room 1, Other Room 2, Other Room 3, Foyer, Den/Stdy/Lib, Lndry-Uppr Lvl, Storage Room

Main Entrance: Foyer

Interior Style:

Dining/Kitchen: Breakfast Room, Fam Rm Off Kit, Gourmet, Kit-Island, Sep Dining Rm, Eat-In Kitchen

Appliances: Disposal, Dryer, Freezer, Icemaker, Intercom, Microwave, Oven/Range-Gas, Refrigerator, Stove, Washer, Dishwasher, Water Conditioner

Amenities: Attach Mstr Bath, Auto Gar Dr Opn, Bidet, Built-in Bookcases, Crown Molding, Double Vanities, Drapes/Curtains, Granite Counters, MBR-BA Full,

Master Walk-in Closet, Walk-in Closet(s), Washer/Dryer Hookup, Wet Bar/Bar, Wood Floors

Security: Motion Detectors, Monitored, Security System, Intercom

Windows/Doors: Palladian Windows, Recessed Lighting

Walls/Ceilings: Tray Ceilings, High

Basement: Yes

Foundation:

Basement Type: Daylight, Full, Fully Finished, Windows

Basement Entrance: Inside Access

Handicap: Other

|                                                                                                        |                         |                        |
|--------------------------------------------------------------------------------------------------------|-------------------------|------------------------|
| Unit Description:                                                                                      | R-Factor Ceilings:      | R-Factor Walls:        |
| R-Factor Basement:                                                                                     | SQFT-Tot Fin: 0         |                        |
| House Dimensions: x                                                                                    | Above Grade Finished:   |                        |
| Above Grade Unfinished:                                                                                | Below Grade Unfinished: | Tax Living Area: 5,113 |
| Below Grade Finished:                                                                                  |                         |                        |
| Directions:                                                                                            |                         |                        |
| Starting on Georgetown Pike towards Great Falls, turn Left on Canal Drive, House will be on your left. |                         |                        |

REMARKS

Internet/Public:

Bright and spacious! New Eco-friendly roof. Foyer opens to formal living & dining rm & ft. palladian windows overlooking landscaped backyard and pool. Gourmet kit w. ss appliances, 2 dishwashers, R/O water system, breakfast rm, heated limestone floors & opens to family rm. Master suite w/ huge walk-in closet, his & hers baths w/ heated floors. LL boasts rec rm w/ wet bar, theater & exercise rm.

|                                                |                    |                            |
|------------------------------------------------|--------------------|----------------------------|
| EXTERIOR                                       |                    |                            |
| Building Sites/Lots:                           | Lot Dimension: x x | Lot Acres/Sqft: .93/40,454 |
| Exterior:                                      |                    |                            |
| Exterior Construction: Brick, Brick and Siding |                    |                            |
| Lot Description:                               |                    |                            |
| Other Buildings:                               |                    |                            |
| Original Builder:                              |                    | New Construction: No       |
| Property Condition:                            |                    |                            |
| Roads:                                         |                    |                            |
| Roofing: Other                                 |                    |                            |
| Soil Type:                                     |                    |                            |
| Topography:                                    |                    |                            |
| Transportation:                                |                    |                            |
| View/Exposure:                                 |                    |                            |
| Year Converted:                                | Year Renovated:    |                            |

|                                                           |                                 |                           |
|-----------------------------------------------------------|---------------------------------|---------------------------|
| PARKING                                                   |                                 |                           |
| Parking: Garage, Garage Door Opener, Faces Side, Attached |                                 | # Gar/Carpt/Assgn Sp: 3// |
| Garage Type: Attached                                     |                                 | Parking Space #:          |
| Carport Type:                                             |                                 | Parking Block/Square:     |
| Parking Incl in List Price: No                            | Parking Incl in Sale Price: Yes |                           |

|                            |                        |
|----------------------------|------------------------|
| UTILITIES                  |                        |
| Heat System: Central       | Heat Fuel: Natural Gas |
| Cool System: Central A/C   | Cool Fuel: Electric    |
| Water: Public, Filter      | Hot Water: Natural Gas |
| Sewer Septic: Sept<# of BR |                        |
| TV/Cable/Comm:             |                        |

#### FINANCIAL INFORMATION

|                        |                             |                                   |
|------------------------|-----------------------------|-----------------------------------|
| Earnest Money:         | Other Fees: /               |                                   |
| Total Taxes: \$25,487  | City/Town Tax:              | County Tax: \$24,444              |
| Tax Year: 2014         | Refuse Fee:                 | Tap:                              |
|                        | Water/Sewer Hook-up:        | Front Foot Fee:                   |
| Assessments:           | Special Tax Assess: \$1,043 | Yr Assessed: 2014                 |
| Land: \$874,000        | Improvements: \$1,368,570   | Total Tax Assessment: \$2,242,570 |
|                        | Investor Ratio:             | Total Units:                      |
| Project Approved:      |                             |                                   |
| Possession: Settlement |                             |                                   |

|                              |          |
|------------------------------|----------|
| HOA/CONDO                    |          |
| HOA Fee: \$445.00/ Monthly   | HOA: Yes |
| Condo/Coop Fee: /            |          |
| HOA/Condo/Coop Amenities:    |          |
| HOA/Condo/Coop Rules:        |          |
| HOA/Condo/Coop Fee Includes: |          |
| HOA/Condo/Coop Management:   |          |

|                              |                     |                |
|------------------------------|---------------------|----------------|
| LEGAL INFORMATION            |                     |                |
| Tax Map: 0202 14 0094        | Lot #: 94           | Block/Square:  |
| Section: 3                   | Phase:              | Parcel Number: |
| Liber:                       | Folio: 202          |                |
| Zoning Code: 110             |                     |                |
| Historic Designation ID:     | Master Plan Zoning: |                |
| Contract Info:               |                     |                |
| Disclosures: Prop Disclosure |                     |                |
| Documents:                   |                     |                |
| Special Permits:             |                     |                |

Broker Name: TTR Sothebys International Realty

|                        |                                 |               |
|------------------------|---------------------------------|---------------|
| List Date: 16-Mar-2015 | Orig List Price: \$2,899,000    | Off Mkt Date: |
| VRP: No                | Prior List Price:               | DOM-MLS: 11   |
| Low Price: \$2,899,000 | Status Change Date: 18-May-2015 | DOM-Prop: 11  |

|                              |                               |                     |
|------------------------------|-------------------------------|---------------------|
| SOLD INFORMATION             |                               |                     |
| Contract Date: 26-Mar-2015   | Sell/Rent Agency:Buyer Agency |                     |
| Close Date: 18-May-2015      | Close Price: \$2,750,000      | Seller Subsidy: \$0 |
| Selling/Rental Office: LNG83 |                               |                     |