



Tania Hosmer

Keller Williams Realty

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

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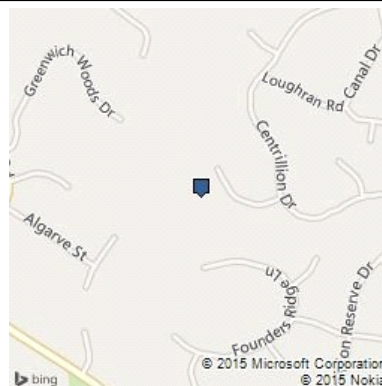
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Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX8566947 - FAIRFAX
7845 WESTMONT LN, MCLEAN, VA 22102

Full Listing
Residential



Status: Active
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right

Adv Sub: The Reserve
Legal Sub: GARFIELD PARK
Condo/Coop Proj Name:

Style: Colonial
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 3
Model:

Total Taxes: \$33,885
Tax Year: 2014
Lot AC/SF: 1.53/66,433

List Price: \$3,500,000
Inc City/Town:
Zip: 22102 - 1452
Election District:
Transaction Type: Standard
ADC Map Coord: 8-B4

Area: 1-2

Tax ID: 20-4-29- -112A
HOA Fee: \$430.00/ Monthly
C/C Fee: /

Level Location:
Age: 9
Year Built: 2006

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:	7	0	6		1	
Full Baths:	7	0	6		1	
Half Baths:	2	2	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Bedroom-Master	18 x 23	Upper 1		
Sitting Room	16 x 15	Upper 1		
Bedroom-Second	17 x 17	Upper 1		
Bedroom-Third	16 x 14	Upper 1		
Bedroom-Fourth	15 x 14	Upper 1		
Bedroom-Fifth	18 x 16	Upper 1		
Living Room	14 x 24	Main		
Dining Room	16 x 20	Main		
Library	15 x 15	Main		
Kitchen	11 x 15	Main		
Breakfast Room	11 x 15	Main		
Family Rm	18 x 26	Main		
Other Room 1	18 x 17	Main		
Other Room 2	20 x 23	Main		
Mud Room		Main		
Recreation Rm	34 x 20	Lower 1		
Bedroom-First				
2nd Master BR				
Other Room 3	34 x 20	Lower 1		
Bedroom-Master 2				
Lndry-Sep Rm				

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Sitting Room, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Other Room 1, Other Room 2, Other Room 3, Library, Breakfast Room, Bedroom-Master 2, Bedroom-First, 2nd Master BR, Lndry-Sep Rm, Mud Room
Main Entrance: Two Story Foyer
Interior Style: Floor Plan-Traditional
Dining/Kitchen: 2nd Kitchen, Breakfast Room, Butlers Pantry, Fam Rm Off Kit, Gourmet, Kit-Island, Kit-Table Space, Sep Dining Rm, Eat-In Kitchen
Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Humidifier, Icemaker, Microwave, Oven-Double, Oven/Range-Gas, Range hood, Refrigerator, Six burner stove, Washer
Amenities: Auto Gar Dr Opn, Bidet, Built-in Bookcases, Chair Railing, Corian Counters, Crown Molding, Double/Dual Staircase, Drapes/Curtains, Elevator, FP Glass Doors, FP Screen, Granite Counters, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Master Walk-in Closet, Sump Pump, Tub-2 + person, Tub-Soaking, W/W Carpeting, Wet Bar/Bar, Wood Floors, Wpool Jets

Security: Security System, Security Gate
Windows/Doors: French Doors, Recessed Lighting
Walls/Ceilings: 2 Story Ceilings, 9' + Ceilings, High

Basement: Yes Foundation:
Basement Type: Connecting Stairway, Daylight, Full, Full, Fully Finished, Heated, Improved, Outside Entrance, Rear Entrance, Walkout Level, Windows, Sump Pump

Basement Entrance: Connect Stair, Inside Access, Outside Entrance, Rear Entrance

Handicap: Other

Unit Description:

R-Factor Basement:

House Dimensions: x

Above Grade Unfinished:

Below Grade Finished: 2000

Directions:

FROM TYSONS CORNER, BELTWAY 495N, GEORGETOWN PIKE (193) WEST: LEFT ON CENTRILLION DRIVE, RIGHT ON WESTMONT LANE TO #7845 ON LEFT.

REMARKS

Internet/Public:

EXQUISITE 10,000 SQ FT HOME LOCATED ON THE RESERVE'S MOST BEAUTIFUL LOT*KITCHEN w/HUGE GRANITE ISLAND, 6-BURNER VIKING STOVE, SUB-ZERO, HUGE FORMAL LR w/WALL OF WINDOWS & SANDSTONE FP: LUXURIOUS OWNERS' SUITE w/MORNING KIT w/HIS & HER WC, SHOWER, JACUZZI; BONUS RM OVER GAR w/BA & BLT-INS; LL w/FIN MEDIA, EXERCISE, GAME, RECREATION, KITCHEN, BR & BA; GRAND MANOR ROOF, PAVER DRIVEWAY

EXTERIOR

Building Sites/Lots:

Exterior: Deck, Patio, Porch-front

Exterior Construction: Brick, Stone

Lot Description: Backs to Trees, Cleared, Cul-de-sac, Landscaping, Lot Premium

Other Buildings: Above Grade, Below Grade

Original Builder:

Property Condition: Shows Well

Roads:

Roofing:

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Lot Dimension: x x

Lot Acres/Sqft: 1.53/66,433

New Construction: No

Year Renovated:

PARKING

Parking: Drvwy/Off Str, DW - Circular, Garage, Faces Side, Attached, Garage Door Opener

Garage Type: Attached, Side Loading Garage

Carport Type:

Parking Incl in List Price: Yes

Parking Incl in Sale Price: No

Gar/Carpt/Assgn Sp: 4//

Parking Space #:

Parking Block/Square:

UTILITIES

Heat System: Forced Air, Programmable Thermostat, Zoned

Cool System: Central A/C, Programmable Thermostat, Zoned

Water: Public

Sewer Septic: Sept=# of BR

TV/Cable/Comm:

Heat Fuel: Natural Gas

Cool Fuel: Electric

Hot Water: Natural Gas

FINANCIAL INFORMATION

Earnest Money:

Total Taxes: \$33,885

Tax Year: 2014

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$1,386

Improvements: \$2,056,540

Investor Ratio:

County Tax: \$32,499

Tap:

Front Foot Fee:

Yr Assessed: 2014

Total Tax Assessment: \$2,981,540

Total Units:

Project Approved:

Possession: Settlement

HOA/CONDO

HOA Fee: \$430.00/ Monthly

Condo/Coop Fee: /

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes: Lawn Care front, Management, Master Ins Policy, Security, Security Gate, Trash Removal, Road Maint, Reserve Funds

HOA/Condo/Coop Management: Prof-Off Site

HOA: Yes

LEGAL INFORMATION

Tax Map: 0204 29 0112A

Section: 3

Liber:

Zoning Code: 110

Historic Designation ID:

Contract Info: Compensation on Net Sales Price, Registration Req

Disclosures: Prop Disclaimer

Documents:

Special Permits:

Lot #: 112A

Phase:

Folio: 204

Master Plan Zoning:

Block/Square:

Parcel Number:

Broker Name: CASEY MARGENAU FINE HOMES AND ESTATES INC

List Date: 04-Mar-2015

VRP: No

Low Price: \$3,500,000

Orig List Price: \$3,799,900

Prior List Price: \$3,799,900

Status Change Date: 08-May-2015

Off Mkt Date:

DOM-MLS: 44

DOM-Prop: 44

SOLD INFORMATION