



Tania Hosmer

Keller Williams Realty

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

Cell: 703-403-8225

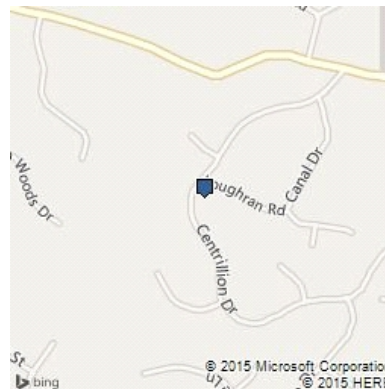
taniahosmer@gmail.com

Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX8719052 - FAIRFAX
7825 LOUGHRAN RD, MCLEAN, VA 22102

Full Listing
Residential



Status: Active
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Modified/Excl

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

Tax ID: 20-4-29- -85
HOA Fee: \$430.00/ Monthly
C/C Fee: /

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

Total Taxes: \$26,524
Tax Year: 2015
Lot AC/SF: .93/40,307

List Price: \$2,525,000
Inc City/Town:
Zip: 22102 - 1453
Election District:
Transaction Type: Standard
ADC Map Coord: 5405 F7

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	1	4	0	0	0
Full Baths:	5	0	4	0	1	0
Half Baths:	2	2	0	0	0	0

Room	Dimensions	Level	Flooring	Fireplace
Bedroom-Fourth	14 x 12	Upper 1	Carpet	
Bedroom-Second	19 x 18	Upper 1	Carpet	
Bedroom-Third	20 x 16	Upper 1	Carpet	
Bedroom-Master	19 x 17	Upper 1	Carpet	Gas
Laundry-Kit Lvl		Main	Wood	
Dining Room	21 x 14	Main	Wood	
Breakfast Room	17 x 12	Main	Wood	
Sitting Room	14 x 11	Upper 1	Carpet	
Living Room	19 x 14	Main	Wood	Gas
Recreation Rm	24 x 19	Lower 1	Carpet	
Other Room 2	20 x 14	Lower 1	Carpet	
Den	18 x 17	Lower 1	Carpet	
Other	12 x 11	Lower 1	Carpet	
Bedroom-Fifth	14 x 12	Main	Wood	
Foyer		Main	Marble	
Family Rm	22 x 18	Main	Wood	Gas
Kitchen	20 x 17	Main	Wood	
Other Room 1	19 x 12	Lower 1	Other	
Game/Exer Rm	22 x 17	Lower 1	Carpet	

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Sitting Room, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Den, Other Room 1, Other Room 2, Foyer, Breakfast Room, Game/Exer Rm, Laundry-Kit Lvl, Other

Main Entrance: Foyer

Interior Style: Floor Plan-Open

Dining/Kitchen: Breakfast Room, Butlers Pantry, Gourmet, Kit-Island, Sep Dining Rm

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Icemaker, Microwave, Oven - Double, Oven / Range - Gas, Refrigerator, Washer

Amenities: Attached Master Bathroom, Attic - Access Only, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Built-in Bookcases, Crown Molding, Vanities - Double, Fireplace Mantel(s), Countertop(s) - Granite, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Closet - Master Bedroom Walk-in, Tub - 2 or More Person, Wall to Wall Carpeting, Closet(s) - Walk-in, Water Closet(s), Wood Floors, Fireplace Glass Doors, Steam Shower, Whirlpool Jets, Drapes / Curtains, Drapery Rods, Bedroom - Entry Level, Vanities - Separate, Bidet

Security: 24 hour security

Windows/Doors:

Walls/Ceilings: 9'+ Ceilings, High, Tray Ceilings

Basement: Yes

Basement Type: Daylight, Full, Fully Finished

Basement Entrance: Outside Entrance

Handicap: Other

Unit Description:

R-Factor Basement:

House Dimensions: x

Above Grade Unfinished: 750

Below Grade Finished: 2668

Directions:

From Tysons Corner, Beltway 495N, Rt.193 W/Georgetown Pike, Left onto Centrillion Dr, Left on Loughran Road, 7825 is on the right.

Foundation:

R-Factor Ceilings:

SQFT-Tot Fin: 8900

Above Grade Finished: 6232

Below Grade Unfinished: 150

R-Factor Walls:

Tax Living Area: 6,232

REMARKS

Internet/Public:

INCREDIBLE INVESTMENT! With 8,900 square feet of luxury appointments, this Basheer Edgemore built masterpiece offers privacy & open, light-filled floor plan perfect for entertaining! .93 lot in the prestigious RESERVE features windows galore, spacious rooms, soaring ceilings, incredible built-ins, high-end designer finishes, media room, exer.room, inviting outdoor spaces & gorgeous hardscape.

EXTERIOR

Building Sites/Lots:

Exterior: Patio, Porch-front, Slate Porch, Water Fountains

Exterior Construction: Stucco, Stone

Lot Description: Corner Lot, Open

Other Buildings: Above Grade, Below Grade

Original Builder: Basheer Edgemore

Property Condition: Shows Well

Roads: Paved

Roofing: Composite

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Lot Dimension: x x

Lot Acres/Sqft: .93/40,307

New Construction: No

Year Renovated:

PARKING

Parking: Garage Door Opener, Garage

Garage Type: Attached, Side Loading Garage

Carport Type:

Parking Incl in List Price: Yes

Gar/Carpt/Assgn Sp: 3//

Parking Space #:

Parking Block/Square:

Parking Incl in Sale Price: No

UTILITIES

Heat System: Forced Air

Cool System: Central Air Conditioning

Water: Public

Sewer Septic: Sept<# of BR, Septic

TV/Cable/Comm:

Electric 12 Months/Average:

Gas 12 Months/Average:

Construction Materials:

Energy Generation:

Water Conservation:

Green Verification Y/N:

Heat Fuel: Natural Gas

Cool Fuel: Natural Gas

Hot Water: Natural Gas

Water 12 Months/Average:

Heating Oil 12 Months/Average:

Energy Efficiency:

Indoor Air Quality:

Sustainability:

FINANCIAL INFORMATION

Earnest Money:

Total Taxes: \$26,524

Tax Year: 2015

Assessments:

Land: \$874,000

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$1,141

Improvements: \$1,454,730

Investor Ratio:

County Tax: \$25,383

Tap:

Front Foot Fee:

Yr Assessed: 2015

Total Tax Assessment: \$2,328,730

Total Units:

Project Approved:

Possession: Negotiable

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, Road Maint, Security, Snow Removal, Security Gate, Trash Removal

HOA/Condo/Coop Management: Prof-Off Site

HOA: Yes

LEGAL INFORMATION

Tax Map: 0204 29 0085

Section: 3

Liber:

Zoning Code: 110

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure

Documents:

Special Permits:

Lot #: 85

Phase:

Folio: 204

Master Plan Zoning:

Block/Square:

Parcel Number:

Broker Name: Long & Foster Real Estate, Inc.

List Date: 11-Aug-2015

VRP: No

Low Price: \$2,525,000

Orig List Price: \$2,525,000

Prior List Price:

Status Change Date: 11-Aug-2015

Off Mkt Date:

DOM-MLS: 1

DOM-Prop: 508

SOLD INFORMATION

Copyright © 2015 Metropolitan Regional Information Systems, Inc.
Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size, schools and other information is not guaranteed.

[Terms of Use](#)