



Tania Hosmer

Keller Williams Realty

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

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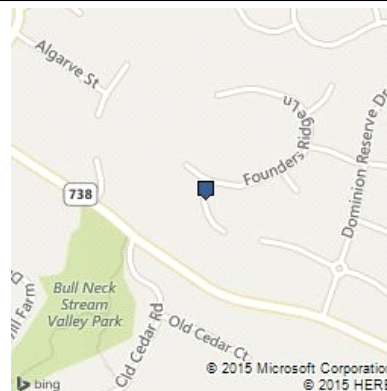
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Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX8714228 - FAIRFAX
1063 SILENT RIDGE CT, MCLEAN, VA 22102

Full Listing
Residential



Status: Cntg/No Ko
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right

Style: Traditional
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 2
Model:

List Price: \$3,400,000
Inc City/Town:
Zip: 22102 - 2041
Election District:
Transaction Type: Standard
ADC Map Coord: 32G5

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

Area:

Tax ID: 20-4-29- -129A
HOA Fee: \$430.00/ Monthly
C/C Fee: /

Total Taxes: \$28,924
Tax Year: 2014
Lot AC/SF: .87/37,957

Level Location:
Age: 11
Year Built: 2004

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	Hardwood	
Florida/Sun Rm	20 x 15	Main	Hardwood	
Mud Room		Main	Hardwood	
Kitchen	22 x 16	Main	Hardwood	
Breakfast Room	18 x 14	Main	Hardwood	
Lndry-Sep Rm		Main	Hardwood	
Dining Room	18 x 12	Main	Hardwood	
Den/Stdy/Lib	17 x 12	Main	Hardwood	
Living Room	18 x 14	Main	Hardwood	
Family Rm	23 x 18	Main	Hardwood	Gas
MBR w/Sit Rm	17 x 12	Upper 1	Carpet	Gas
Sitting Room	17 x 9	Upper 1	Carpet	
Bedroom-Second	14 x 18	Upper 1	Carpet	
Bedroom-Third	14 x 13	Upper 1	Carpet	
Bedroom-Fourth	16 x 15	Upper 1	Carpet	
Bedroom-Fifth	17 x 15	Upper 1	Carpet	
In-Law/auPair/Ste	14 x 12	Lower 1	Carpet	
Game/Exer Rm	17 x 13	Lower 1	Hardwood	
Recreation Rm	46 x 41	Lower 1	Hardwood	Gas
Storage Room	14 x 9	Lower 1		
Other Room 2	14 x 13	Lower 1		
Other Room 3	18 x 15	Lower 1		

FEATURES

Rooms: Living Room, Dining Room, Sitting Room, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Other Room 2, Other Room 3, Foyer, Breakfast Room, Den/Stdy/Lib, Florida/Sun Rm, Game/Exer Rm, In-Law/auPair/Ste, Lndry-Sep Rm, MBR w/Sit Rm, Mud Room, Storage Room

Main Entrance: Two Story Foyer

Interior Style: Floor Plan-Open

Dining/Kitchen: Fam Rm Off Kit, Gourmet, Kit-Breakfast Bar, Sep Dining Rm, Butlers Pantry

Appliances: Central Vacuum, Dishwasher, Disposal, Dryer, Extra Refrigerator / Freezer, Exhaust Fan, Oven - Wall, Refrigerator, Washer

Amenities: Built-in Bookcases, Closet - Master Bedroom Walk-in

Security: Exterior Cameras, Motion Detectors
Windows/Doors: Recessed Lighting
Walls/Ceilings:

Basement: Yes
Basement Type: Walkout Level, Full, Fully Finished, Daylight, Partial, Outside Entrance, Windows
Basement Entrance: Outside Entrance, Rear Entrance, Inside Access
Handicap: None
Unit Description:
R-Factor Basement:
House Dimensions: x
Above Grade Unfinished:
Below Grade Finished:
Directions:
McLean: West on Old Dominion Drive, Right on Dominion Reserve, Left on Glenhaven, Left on Founders Ridge, Left on Silent Ridge Court.

Foundation:
R-Factor Ceilings:
SQFT-Tot Fin: 0
Above Grade Finished:
Below Grade Unfinished:
Tax Living Area: 6,738

REMARKS

Internet/Public:
Private retreat in the prestigious Reserve. This Gulick custom home is situated on an elevated lot w /3 car garage. Open fl plan w/ spacious, sun-filled rooms & soaring ceilings. Exquisite custom cabinetry in the office. Gourmet kit & butler's pantry. Fully finished LL incl. Rec Rm, Theater, Gym, BR & more. Extensive landscaping w/ patio, outdoor kitchen & separate pool w/ waterfall and hot tub.

EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: .87/37,957
Exterior: Extensive Hardscape
Exterior Construction: Brick
Lot Description: Cul-de-sac, Landscaping
Other Buildings:
Original Builder: Gulick
Property Condition: Shows Well
Roads:
Roofing:
Soil Type:
Topography:
Transportation:
View/Exposure:
Year Converted: Year Renovated:

New Construction: No

PARKING

Parking: Garage
Garage Type: Attached, Front Loading Garage
Carport Type:
Parking Incl in List Price: Yes
Parking Incl in Sale Price: No
Gar/Carpt/Assgn Sp: 3//
Parking Space #:
Parking Block/Square:

UTILITIES

Heat System: Forced Air
Cool System: Central Air Conditioning
Water: Public
Sewer Septic: Sept<# of BR
TV/Cable/Comm:
Electric 12 Months/Average:
Gas 12 Months/Average:
Construction Materials:
Energy Generation:
Water Conservation:
Green Verification Y/N: No
Heat Fuel: Natural Gas
Cool Fuel: Electric
Hot Water: Natural Gas, 60 or More Gallon Tank
Water 12 Months/Average:
Heating Oil 12 Months/Average:
Energy Efficiency:
Indoor Air Quality:
Sustainability:

FINANCIAL INFORMATION

Earnest Money:
Total Taxes: \$28,924
Tax Year: 2014
County Tax: \$27,740
Tap:
Front Foot Fee:
Yr Assessed: 2015
Total Tax Assessment: \$2,567,630
Total Units:
Assessments:
Land: \$871,000
Special Tax Assess: \$1,183
Improvements: \$1,696,630
Investor Ratio:
Project Approved:
Possession: Negotiable, 0-30 Days CD

HOA/CONDO

HOA Fee: \$430.00/ Monthly
Condo/Coop Fee: /
HOA/Condo/Coop Amenities: Common Grounds
HOA/Condo/Coop Rules:
HOA/Condo/Coop Fee Includes: Lawn Care front, Master Ins Policy, Trash Removal, Reserve Funds, Security Gate
HOA/Condo/Coop Management:

HOA: Yes

LEGAL INFORMATION

Tax Map: 0204 29 0129A
Section: 4
Liber:
Zoning Code: 110
Historic Designation ID:
Contract Info:
Disclosures: Prop Disclaimer
Documents:
Special Permits:
Lot #: 129A
Phase:
Folio: 204
Master Plan Zoning:
Block/Square:
Parcel Number:

Broker Name: Washington Fine Properties, LLC

List Date: 06-Aug-2015
VRP: No
Low Price: \$3,400,000
Orig List Price: \$3,400,000
Prior List Price:
Status Change Date: 18-Sep-2015
Off Mkt Date:
DOM-MLS: 43
DOM-Prop: 43

SOLD INFORMATION

Contingency Type: Home Inspection
Contract Date: 18-Sep-2015
Last Cont Expires: 23-Sep-2015
Sell/Rent Agency:
of Hrs to KO:

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