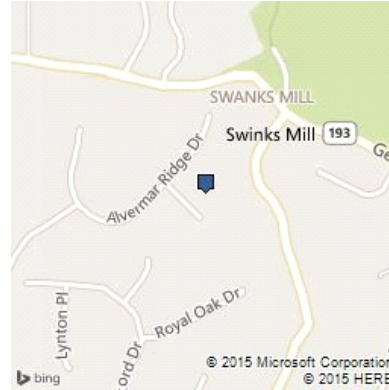


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9509885 - FAIRFAX
7686 BALLESTRATE CT, MCLEAN, VA 22102

Full Listing
Residential



Status: Sold	Style: French Country	List Price: \$3,199,000
Close Date: 11-Dec-2015	Seller Subsidy: \$0	Close Price: \$3,150,000
Ownership: Fee Simple	Type: Detached	Inc City/Town:
Sale or Rental: Sale	TH Type:	Zip: 22102 - 1441
Listing Type: Excl. Right	#Levels: 3	Election District:
	Auction: No	Transaction Type: Standard
	#Fireplaces: 5	ADC Map Coord: A3D
	Model: Custom	
Adv Sub: Garfield Park		Area:
Legal Sub: GARFIELD PARK		
Condo/Coop Proj Name:		
Tax ID: 21-3-28- -45	Total Taxes: \$42,202	Level Location:
HOA Fee: \$420.00/ Monthly	Tax Year: 2012	Age: 9
C/C Fee: /	Lot AC/SF: .84/36,680	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:	5	0	5	0	0	0
Full Baths:	6	0	5	0	1	0
Half Baths:	2	2	0	0	0	0

Room	Dimensions	Level	Flooring	Fireplace
Bedroom-Master		Upper 1		
Bedroom-Fifth		Upper 1		
Bedroom-Third		Upper 1		
Dining Room		Main		
Bedroom-Fourth		Upper 1		
Foyer		Main		
Bedroom-Second		Upper 1		
Kitchen		Main		
Living Room		Main		

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Foyer
Main Entrance:
Interior Style: Floor Plan-Open
Dining/Kitchen: Butlers Pantry, Gourmet, Kit-Breakfast Bar, Kit-Island, Sep Dining Rm, Breakfast Room, Kit-Country
Appliances: Central Vacuum, Cooktop - Down Draft, Dishwasher, Disposal, Dryer, Microwave, Oven - Double, Oven - Self Cleaning, Refrigerator, Six Burner Stove, Washer
Amenities: Attached Master Bathroom, Automatic Garage Door Opener, Bidet, Built-in Bookcases, Closet(s) - Cedar, Crown Molding, Vanities - Double, Fireplace Mantel(s), Countertop(s) - Granite, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Wet Bar / Bar, Wood Floors, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Stair - Curved, Whirlpool Jets, Tub - Soaking
Security: Electric Alarm, Motion Detectors, Smoke Detector, Security System
Windows/Doors:
Walls/Ceilings: 2 Story Ceilings, Beamed Ceilings, Vaulted Ceilings

Basement: Yes Foundation:
Basement Type: Daylight, Partial, Full, Fully Finished, Heated, Connecting Stairway, Outside Entrance, Rear Entrance, Walkout Level
Basement Entrance: Inside Access, Rear Entrance
Handicap: Other
Unit Description:
R-Factor Basement: R-Factor Ceilings: R-Factor Walls:
House Dimensions: x SQFT-Tot Fin: 10112
Above Grade Unfinished: Above Grade Finished: 7512
Below Grade Finished: 2600 Below Grade Unfinished: Tax Living Area: 7,402
Directions:
Take 193 West, Left on Centrillion into The Reserve, Right onto Alvermar Ridge, Right on Ballestrate Ct

REMARKS

Internet/Public:
THE RESERVE: \$677,900 BELOW ASSESSMT!! GORGEOUS, Custom 10,000+ sf TUSCAN style treasure in PRIME McLean Location. Features many imported materials, hand planed hickory floors, 5 BRs up, well-built, classy finishes, Gourmet Kitch, cozy brkfst rm brick FP, MASTER OASIS, porte cochere to 3-car gar, sweeping stair with copper rails, cinema, stone veranda, terraced lawns overlook wooded parkland.

EXTERIOR

Building Sites/Lots:	Lot Dimension: x x	Lot Acres/Sqft: .84/36,680
Exterior: Balcony, Patio		
Exterior Construction: Brick, Concrete / Block, Metal, Shingle, Stone		
Lot Description:		
Other Buildings: Above Grade, Below Grade		
Original Builder:		New Construction: No
Property Condition: Shows Well		
Roads:		
Roofing: Shingle - Wood		
Soil Type:		
Topography:		
Transportation:		
View/Exposure:		
Year Converted:	Year Renovated:	
PARKING		
Parking: Garage		# Gar/Carpt/Assgn Sp: 3//
Garage Type: Attached		Parking Space #:
Carport Type:		Parking Block/Square:
Parking Incl in List Price: Yes	Parking Incl in Sale Price: Yes	
UTILITIES		
Heat System: Forced Air, Heat Pump(s)		Heat Fuel: Electric, Natural Gas
Cool System: Central Air Conditioning		Cool Fuel: Electric
Water: Public		Hot Water: Natural Gas
Sewer Septic: Public Sewer		
TV/Cable/Comm:		
Electric 12 Months/Average:	Water 12 Months/Average:	
Gas 12 Months/Average:	Heating Oil 12 Months/Average:	
Construction Materials:	Energy Efficiency:	
Energy Generation:	Indoor Air Quality:	
Water Conservation:	Sustainability:	
Green Verification Y/N:		
FINANCIAL INFORMATION		
Earnest Money:	Other Fees: /	
Total Taxes: \$42,202	City/Town Tax:	County Tax:
Tax Year: 2012	Refuse Fee:	Tap:
	Water/Sewer Hook-up:	Front Foot Fee:
Assessments:	Special Tax Assess: \$1,623	Yr Assessed: 2012
Land: \$852,000	Improvements: \$2,922,760	Total Tax Assessment: \$3,774,760
	Investor Ratio:	Total Units:
Project Approved:		
Possession: Negotiable		
HOA/CONDO		
HOA Fee: \$420.00/ Monthly		HOA: Yes
Condo/Coop Fee: /		
HOA/Condo/Coop Amenities: Gated Community, Security		
HOA/Condo/Coop Rules:		
HOA/Condo/Coop Fee Includes: Lawn Care front, Reserve Funds, Security, Trash Removal, Security Gate		
HOA/Condo/Coop Management:		
LEGAL INFORMATION		
Tax Map: 0213 28 0045	Lot #: 45	Block/Square:
Section: 2	Phase:	Parcel Number:
Liber:	Folio: 213	
Zoning Code: 110		
Historic Designation ID:	Master Plan Zoning:	
Contract Info:		
Disclosures: Prop Disclosure		
Documents:		
Special Permits:		
Broker Name: Long & Foster Real Estate, Inc.		
List Date: 30-Oct-2015	Orig List Price: \$3,299,000	Off Mkt Date:
VRP: No	Prior List Price: \$3,299,000	DOM-MLS: 5
Low Price: \$3,199,000	Status Change Date: 11-Dec-2015	DOM-Prop: 5
SOLD INFORMATION		
Contract Date: 05-Nov-2015	Sell/Rent Agency: Disclosed Dual Agency	
Close Date: 11-Dec-2015	Close Price: \$3,150,000	Seller Subsidy: \$0
Selling/Rental Office: LNG80		