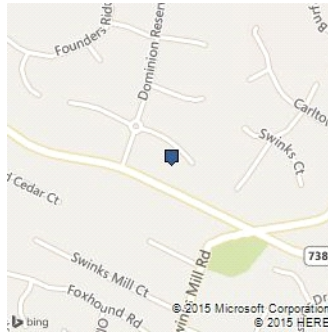


# Residential Full - Agent

## Metropolitan Regional Information Systems, Inc.

FX8644659 - FAIRFAX  
7805 MONTVALE WAY, MCLEAN, VA 22102

Full Listing  
Residential



|  |                          |                            |
|--|--------------------------|----------------------------|
| Status: Withdrn  | Style: Colonial          | List Price: \$3,499,000    |
| Ownership: Fee Simple  | Auction: No              | Transaction Type: Standard |
| Sale or Rental: Sale   | Type: Detached           | Inc City/Town:             |
| Listing Type: Excl. Right  | TH Type:                 | Zip: 22102 - 2029          |
| Adv Sub: Garfield Park   | #Levels: 3               | Election District:         |
| Legal Sub: Garfield Park   | #Fireplaces: 5           | ADC Map: GOOGLE            |
| Condo/Coop Proj Name:  | Model:                   | TBM Map:                   |
|  |                          | Area:                      |
| Tax ID: <a href="#">20-4-29--4</a>   | Total Taxes: \$27,236    | Level Location:            |
| HOA Fee: \$440.00 / Monthly  | Tax Year: 2014           | Age: 14                    |
| C/C Fee: /   | Lot AC/SF: 1.03 / 45,074 | Year Built: 2001           |
| 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: | 6     | 0    | 5       |         | 1       |         |
| Half Baths: | 2     | 2    | 0       |         | 0       |         |

| Room           | Dimensions | Level   | Flooring     | Fireplace |
|----------------|------------|---------|--------------|-----------|
| Foyer          |            | Main    | Marble       |           |
| Living Room    | 15 x 22    | Main    | Wood         | Gas       |
| Dining Room    | 13 x 18    | Main    | Wood         |           |
| Den/Stdy/Lib   | 13 x 14    | Main    | Wood         |           |
| Great Room     | 25 x 11    | Main    | Marble       |           |
| Family Rm      | 19 x 16    | Main    | Wood         | Gas       |
| Kitchen        | 14 x 27    | Main    | Ceramic Tile |           |
| Breakfast Room |            | Main    | Ceramic Tile |           |
| Mud Room       |            | Main    |              |           |
| Bedroom-Master | 22 x 22    | Upper 1 | Wood         |           |
| Sitting Room   | 12 x 12    | Upper 1 | Wood         | Gas       |
| Bedroom-Second | 12 x 16    | Upper 1 | Wood         |           |
| Bedroom-Third  | 15 x 14    | Upper 1 | Wood         |           |
| Bedroom-Fourth | 15 x 14    | Upper 1 | Wood         |           |
| Other Room 1   | 14 x 12    | Upper 1 | Wood         |           |
| Recreation Rm  | 20 x 27    | Lower 1 | Carpet       | Gas       |
| Game/Exer Rm   | 15 x 22    | Lower 1 | Carpet       |           |
| Other Room 2   | 18 x 16    | Lower 1 | Carpet       |           |
| Bedroom-Fifth  | 14 x 12    | Lower 1 | Carpet       |           |

### FEATURES

Main Entrance: Foyer, Hall  
Interior Style:  
Dining/Kitchen: Breakfast Room, Gourmet, Sep Dining Rm, Eat-In Kitchen, Fam Rm Off Kit  
Appliances: Microwave, Dryer, Washer, Cooktop, Dishwasher, Disposal, Humidifier, Intercom, Refrigerator, Icemaker, Oven - Wall, Extra Refrigerator / Freezer, Oven - Double  
Amenities: Attached Master Bathroom, Automatic Garage Door Opener, Bidet, Built-in Bookcases, Crown Molding, Fireplace Mantel(s), Countertop(s) - Granite, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Closet - Master Bedroom Walk-in, Vanities - Separate, Closet(s) - Walk-in, Washer / Dryer Hookup, Wet Bar / Bar, Wood Floors  
Security:  
Windows/Doors: French Doors, Palladian Windows, Recessed Lighting  
Walls/Ceilings: Tray Ceilings, Vaulted Ceilings

|  |                        |
|--|------------------------|
| Basement: Yes  | Foundation:            |
| Basement Type: Daylight, Full, Full, Fully Finished, Windows |                        |
| Basement Entrance: Inside Access                             |                        |
| Handicap: Other  |                        |
| Unit Description:  |                        |
| R-Factor Basement:   | R-Factor Ceilings:     |
| House Dimensions:  | SOFT-Tot Fin: 0        |
| Above Grade Unfinished:                                      | Above Grade Finished:  |
| Below Grade Unfinished:                                      | Tax Living Area: 6,244 |

### REMARKS

General/Agent:  
DO NOT CALL OWNER. WILL BE ACTIVE AGAIN IN MARCH. Featuring quality, warm finishes throughout, marble foyer, paneled library, family rm w/ wet bar opens to chef's kit. w/ huge center island & breakfast rm. Master suite w/ sitting rm& lavish bath. 3 bedroom suites make up the ul. LL features rec rm w/ wet bar and wine cellar. Tranquil outdoor luxury pool, pergola, grill counter & custom pool/cabana.

### Internet/Public:

Beautifully located in McLean's Reserve. Featuring quality, warm finishes throughout, marble foyer, paneled library, family rm w/ wet bar opens to chef's kit. w/ huge center island & breakfast rm. Master suite w/ sitting rm& lavish bath. 3 bedroom suites make up the ul. LL features rec rm w/ wet bar and wine cellar. Tranquil outdoor luxury pool, pergola, grill counter & custom pool/cabana w/ fp.

### Directions:

Going west on Old Dominion, Turn right onto Dominion Reserve Dr, At the traffic circle, take the 1st exit onto Montvale Way, 7805 will be on the right.

### EXTERIOR

|   |                |                             |
|---|----------------|-----------------------------|
| Building Sites/Lots:  | Lot Dimension: | Lot Acres/Sqft: 1.03/45,074 |
| Exterior: Brick Porch, Patio, Pool (In-Ground), Water Fountains |                |                             |
| Exterior Construction: Brick, Stone                             |                |                             |
| Lot Description: Landscaping                                    |                |                             |

Other Structures: Cabana/Pool Hse

Original Builder:

Property Condition:

Roads:

Roofing:

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

New Construction: No

Year Renovated:

#### PARKING

Parking: Garage

Garage Type: Attached, Side Loading Garage

Carport Type:

Parking Incl in List Price: No

Parking Lot:

# Gar/Carpt/Assgn Sp: 3//

Parking Space #:

Parking Block/Square:

Parking Incl in Sale Price: No

#### UTILITIES

Heat System: Forced Air

Cooling System: Central Air Conditioning, Zoned

Water: Public

Sewer Septic: Public Sewer

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: Electric

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: \$27,236

Tax Year: 2014

Assessments:

Land: \$880,000

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$1,114

Improvements: \$1,538,450

Investor Ratio:

County Tax: \$26,122

Tap:

Front Foot Fee:

Yr Assessed: 2015

Total Tax Assessment: \$2,418,450

Total Units:

Project Approved:

Possession: Settlement

Tenant Rights:

Current Financing/Loan:

1st Trust Bal:

PI:

Int Rate:

Orig. Date:

Yrs Remain:

2nd Trust Bal:

PI:

Int Rate:

Orig. Date:

Yrs Remain:

Undr. Mtg Bal:

PI:

Int Rate:

Orig. Date:

Yrs Remain:

New Financing:

Cash to Assume:

Balloon # Years:

Annual Rent Income:

Rental Year:

Interest Rate:

Amortized Years:

Special Assessment:

Special Assessment 2:

Years:

Remaining Yrs:

Remaining Yrs:

#### HOA/CONDO

HOA Fee: \$440.00/ Monthly

Condo/Coop Fee: /

Community Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

Age Restricted Housing: No

Services Included:

Activities:

Age Requirement:

HOA: Yes

#### LEGAL INFORMATION

Tax Map: 0204 29 0004

Section: 1

Liber:

Zoning Code: 110

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure

Documents:

Special Permits:

Lot #: 4

Phase:

Folio: 204

Block/Square:

Parcel Number:

Master Plan Zoning:

#### OWNER and SHOWING CONTACT

Owner 1: See Tax Records

Show Contact #1: Penny Yerks

Show Instructions: Appt Only-Lister, Sign on Property

Show Time:

Home:

Home:

Show Days:

Office:

Office: (703) 760-0744

#### PROPERTY MANAGEMENT

Property Mgmt Company:

Prop Mgr's Name:

Office:

Phone:

#### LISTING AGENT/BROKER

Listing Agent: Penny Yerks

Home: (703) 760-0744

Office: (703) 760-0744

Voice Mail: (703) 760-0744 Ext:

Home Fax: (703) 760-0421

Pager:

Cell:

Broker Name: TTR Sothebys International Realty

Broker Address: 6723 Whittier Ave Ste 101, Mc Lean, VA 22101

Broker Code: TTRS3

Office Phone: (703) 319-3344

Office Fax: (703) 448-1785

#### COMPENSATION

Sub-Agent: 0

Disclose Dual Agency: No

Buyer-Agent: 3%

Variable Rate: No

Additional:

Designated Rep: Yes

List Date: 22-May-2015

VRP: No

Low Price: \$3,499,000

Status Change Date: 04-Dec-2015

Photo Option: Lister will Submit All

Advertising: IDX-PUB

Orig List Price: \$3,499,000

Prior List Price:

DOM-MLS: 192

Off Mkt Date: 04-Dec-2015

Total Photos: 30

Update Type: Other

Update Date: 04-Dec-2015

DOM-Prop: 192

#### SOLD INFORMATION

Close Date: 04-Dec-2015

Close Price:

Seller Subsidy: \$0