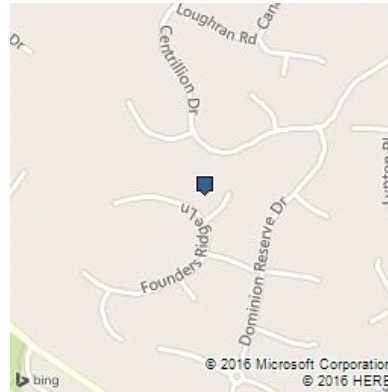


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9630801 - FAIRFAX
1017 FOUNDERS RIDGE LN, MCLEAN, VA 22102

Full Listing
Residential



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

Style: International
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 5
Model: Custom Manor

List Price: \$4,500,000
Inc City/Town:
Zip: 22102 - 2035
Election District:
Transaction Type: Standard
ADC Map Coord: XOX

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

Tax ID: 20-4-29- -149A
HOA Fee: \$465.00/ Monthly
C/C Fee: /

Total Taxes: \$43,366
Tax Year: 2015
Lot AC/SF: 1.28/55,906

Area:
Level Location:
Age: 13
Year Built: 2003

Elementary: CHURCHILL ROAD

Middle:

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:	6	1	3		2	
Full Baths:	7	2	3		2	
Half Baths:	1	1	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Foyer		Main	Marble	
Living Room	29 x 20	Main	Hardwood	Gas
Family Rm	24 x 18	Main	Hardwood	Gas
Dining Room	25 x 15	Main	Hardwood	Gas
Kitchen	18 x 14	Main	Hardwood	Gas
Breakfast Room	12 x 8	Main	Hardwood	
Other Room 1	18 x 14	Main	Hardwood	
Laundry-Kit Lvl		Main	Hardwood	
Bedroom-Master	27 x 17	Main	Hardwood	
Bedroom-Second	17 x 15	Upper 1	Hardwood	
Bedroom-Third	15 x 14	Upper 1	Hardwood	
Bedroom-Fourth	17 x 14	Upper 1	Hardwood	
Sitting Room	18 x 16	Upper 1	Hardwood	
Bedroom-Fifth	14 x 12	Lower 1	Hardwood	
Game/Exer Rm	19 x 19	Lower 1	Hardwood	
Recreation Rm	28 x 20	Lower 1	Hardwood	Gas
Other Room 2	27 x 17	Lower 1	Hardwood	
Utility Room	29 x 19	Lower 1		
Great Room	28 x 22	Main	Hardwood	
Loft	20 x 13	Upper 1	Hardwood	

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, Foyer, Breakfast Room, Game/Exer Rm, Great Room, Laundry-Kit Lvl, Loft, Utility Room

Main Entrance: Foyer

Interior Style: Floor Plan-Traditional

Dining/Kitchen: 2nd Kitchen, Butlers Pantry, Fam Rm Off Kit, Gourmet, Kit-Breakfast Bar, Kit-Island, Sep Dining Rm, Eat-In Kitchen

Appliances: Central Vacuum, Dishwasher, Disposal, Exhaust Fan, Extra Refrigerator / Freezer, Icemaker, Freezer, Humidifier, Microwave, Oven - Self

Cleaning, Oven - Wall, Oven / Range - Gas, Oven / Range - Electric, Range Hood, Refrigerator, Six Burner Stove, Water Dispenser, Water Heater

Amenities: 2 Attached Master Bathrooms, Bedroom - Entry Level, Built-in Bookcases, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Crown Molding,

Drapery Rods, Drapes / Curtains, Elevator, Fireplace Gas Insert, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Shades / Blinds,

Vanities - Double, Washer / Dryer Hookup, Wet Bar / Bar, Wood Floors

Security: Motion Detectors, Monitored, Security System

Windows/Doors: Double Pane Windows, Atrium Doors, Casement, French Doors, Recessed Lighting, Skylight(s)

Walls/Ceilings: 2 Story Ceilings

Basement: Yes

Foundation:

Basement Type: Heated, Fully Finished, Full, Connecting Stairway, Outside Entrance, Daylight, Full

Basement Entrance: Connect Stair, Outside Entrance

Handicap: Elevator, Lvl Entry-Main

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x
Above Grade Unfinished: 2125
Below Grade Finished: 3030
Directions:

SQFT-Tot Fin: 11800
Above Grade Finished: 8770
Below Grade Unfinished:

Tax Living Area: 7,698

From Dolley Madison & Old Dominion, take Old Dominion west to Right on Dominion Reserve, continue around circle to Left on Glenhaven Court, Right on Founders Ridge to corner of Meritage.

REMARKS

Internet/Public:

Impressive stone manor prominently sited on premium level lot in The Reserve. Many recent renovations include new custom kitchens & baths, elevator to all floors. Soaring ceilings fill the generously proportioned rooms with light and garden views. Elegant first floor master suite features 2 new baths & dressing rooms + sunroom. Two-tier Recreation Room with stone f/p, bar & patio. Carriage house.

EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: 1.28/55,906

Exterior: Patio, Terrace, Balcony, Decorative Fence, Extensive Hardscape, Sidewalks, Underground Utilities

Exterior Construction: Stone, Stucco

Lot Description:

Other Buildings: Above Grade, Below Grade, Carriage House

Original Builder:

New Construction: No

Property Condition: Renov/Remod, Shows Well

Roads:

Roofing: Shingle - Architectural

Soil Type:

Topography: Level

Transportation:

View/Exposure: Garden/Lawn, Trees

Year Converted:

Year Renovated: 2016

PARKING

Parking: Garage, Attached

Garage Type: Attached

Carport Type:

Gar/Carpt/Assgn Sp: 4//

Parking Incl in List Price: No

Parking Incl in Sale Price: No

Parking Space #:

Parking Block/Square:

UTILITIES

Heat System: Forced Air, Central, Zoned

Cool 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: \$43,366

Tax Year: 2015

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$1,866

Improvements: \$2,945,470

Investor Ratio:

County Tax: \$41,500

Tap:

Front Foot Fee:

Yr Assessed: 2016

Total Tax Assessment: \$3,839,470

Total Units:

Assessments:

Land: \$894,000

Project Approved:

Possession: Settlement

HOA/CONDO

HOA Fee: \$465.00/ Monthly

Condo/Coop Fee: /

HOA/Condo/Coop Amenities: Security

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes: Lawn Care front, Security, Snow Removal, Trash Removal

HOA/Condo/Coop Management:

HOA: Yes

LEGAL INFORMATION

Tax Map: 0204 29 0149A

Section: 4

Liber:

Zoning Code: 110

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure

Documents:

Special Permits:

Lot #: 149-A

Phase:

Folio: 204

Master Plan Zoning:

Block/Square:

Parcel Number:

Broker Name: TTR Sotheby's International Realty

List Date: 18-Apr-2016

VRP: No

Low Price: \$4,500,000

Orig List Price: \$4,500,000

Prior List Price:

Status Change Date: 18-Apr-2016

Off Mkt Date:

DOM-MLS: 3

DOM-Prop: 3

SOLD INFORMATION

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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.

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