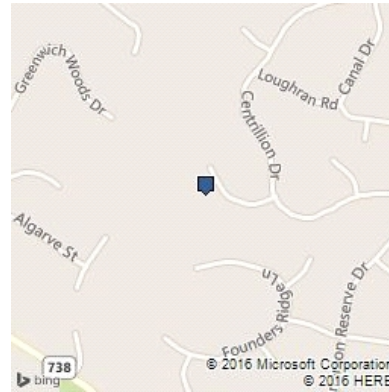


## Residential Full - Customer

### Metropolitan Regional Information Systems, Inc.

FX9567655 - FAIRFAX  
7845 WESTMONT LN, MCLEAN, VA 22102

Full Listing  
Residential



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

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

List Price: \$2,840,000  
Inc City/Town:  
Zip: 22102 - 1452  
Election District:  
Transaction Type: Potential Short Sale  
ADC Map Coord: 8-B4

Adv Sub: The Reserve  
Legal Sub: GARFIELD PARK  
Condo/Coop Proj Name:

Area: 1-2

Tax ID: 20-4-29- -112A  
HOA Fee: \$430.00/ Monthly  
C/C Fee: /

Total Taxes: \$33,885  
Tax Year: 2014  
Lot AC/SF: 1.53/66,433

Level Location:  
Age: 10  
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:   | 7     | 0    | 6       |         | 1       |         |
| Full Baths: | 7     | 0    | 6       |         | 1       |         |
| Half Baths: | 2     | 2    | 0       |         | 0       |         |

| Room             | Dimensions | Level   | Flooring | Fireplace |
|------------------|------------|---------|----------|-----------|
| Bedroom-Master   | 18 x 23    | Upper 1 |          |           |
| Sitting Room     | 16 x 15    | Upper 1 |          |           |
| Bedroom-Second   | 17 x 17    | Upper 1 |          |           |
| Bedroom-Third    | 16 x 14    | Upper 1 |          |           |
| Bedroom-Fourth   | 15 x 14    | Upper 1 |          |           |
| Bedroom-Fifth    | 18 x 16    | Upper 1 |          |           |
| Living Room      | 14 x 24    | Main    |          |           |
| Dining Room      | 16 x 20    | Main    |          |           |
| Library          | 15 x 15    | Main    |          |           |
| Kitchen          | 11 x 15    | Main    |          |           |
| Breakfast Room   | 11 x 15    | Main    |          |           |
| Family Rm        | 18 x 26    | Main    |          |           |
| Other Room 1     | 18 x 17    | Main    |          |           |
| Other Room 2     | 20 x 23    | Main    |          |           |
| Mud Room         |            | Main    |          |           |
| 2nd Master BR    |            |         |          |           |
| Recreation Rm    | 34 x 20    | Lower 1 |          |           |
| Bedroom-First    |            |         |          |           |
| Other Room 3     | 34 x 20    | Lower 1 |          |           |
| Bedroom-Master 2 |            |         |          |           |
| Lndry-Sep Rm     |            |         |          |           |

#### 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, Other Room 3, Library, Breakfast Room, Bedroom-Master 2, Bedroom-First, 2nd Master BR, Lndry-Sep Rm, Mud Room

Main Entrance: Two Story Foyer

Interior Style: Floor Plan-Traditional

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

Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Humidifier, Icemaker, Microwave, Oven - Double, Oven / Range - Gas, Range Hood, Refrigerator, Six Burner Stove, Washer

Amenities: Automatic Garage Door Opener, Bidet, Built-in Bookcases, Chair Railing, Countertop(s) - Corian, Crown Molding, Staircase - Double / Dual, Drapes / Curtains, Elevator, Fireplace Glass Doors, Fireplace Screen, Countertop(s) - Granite, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Closet - Master Bedroom Walk-in, Sump Pump, Tub - 2 or More Person, Tub - Soaking, Wall to Wall Carpeting, Wet Bar / Bar, Wood Floors, Whirlpool Jets

Security: Security System, Security Gate

Windows/Doors: French Doors, Recessed Lighting

Walls/Ceilings: 2 Story Ceilings, 9'+ Ceilings, High

Basement: Yes

Foundation:

Basement Type: Connecting Stairway, Daylight, Full, Full, Fully Finished, Heated, Improved, Outside Entrance, Rear Entrance, Walkout Level, Windows, Sump Pump

Basement Entrance: Connect Stair, Inside Access, Outside Entrance, Rear Entrance

Handicap: Other

Unit Description:

R-Factor Basement:

House Dimensions: x

Above Grade Unfinished:

Below Grade Finished: 2000

Directions:

FROM TYSONS CORNER, BELTWAY 495N, GEORGETOWN PIKE (193) WEST: LEFT ON CENTRILLION DRIVE, RIGHT ON WESTMONT LANE TO #7845 ON LEFT.

R-Factor Ceilings:

SQFT-Tot Fin: 10778

Above Grade Finished: 8778

Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 8,778

#### REMARKS

Internet/Public:

**\*\*SHORT SALE\*\*PRICED AT BANK'S COUNTER\*\*\$1M BELOW WHAT OWNER PAID\*\*10,000 SF ON THE RESERVE'S MOST BEAUTIFUL LOT\*3-STOP ELEVATOR\*Viking stove & Sub-zero. LR & DR, sandstone FP. Owner's suite w/morning kit, his & her WC, shower, jacuzzi. Bonus rm over gar w/BA & blt-ins. LL w/media, exercise, recreation, game rooms, kitchen, bedrm/bath. Grand manor roof, circular paver driveway. Needs some TLC.**

#### EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: 1.53/66,433

Exterior: Deck, Patio, Porch-front

Exterior Construction: Brick, Stone

Lot Description: Backs to Trees, Cleared, Cul-de-sac, Landscaping, Lot Premium

Other Buildings: Above Grade, Below Grade

Original Builder:

New Construction: No

Property Condition: Shows Well

Roads:

Roofing:

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

#### PARKING

Parking: Drvwy/Off Str, DW - Circular, Garage, Faces Side, Attached, Garage Door Opener

Garage Type: Attached, Side Loading Garage

Carport Type:

Parking Incl in List Price: Yes

Parking Incl in Sale Price: No

# Gar/Carpt/Assgn Sp: 4//

Parking Space #:

Parking Block/Square:

#### UTILITIES

Heat System: Forced Air, Programmable Thermostat, Zoned

Cool System: Central Air Conditioning, Programmable Thermostat, Zoned

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:

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: \$33,885

Tax Year: 2014

Assessments:

Land: \$925,000

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$1,386

Improvements: \$2,056,540

Investor Ratio:

County Tax:

Tap:

Front Foot Fee:

Yr Assessed: 2014

Total Tax Assessment: \$2,981,540

Total Units:

Project Approved:

Possession: Settlement

#### 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, Security, Security Gate, Trash Removal, Road Maint, Reserve Funds

HOA/Condo/Coop Management: Prof-Off Site

HOA: Yes

#### LEGAL INFORMATION

Tax Map: 0204 29 0112A

Section: 3

Liber:

Zoning Code: 110

Historic Designation ID:

Lot #: 112A

Phase:

Folio: 204

Block/Square:

Parcel Number:

Master Plan Zoning:

Contract Info: Compensation on Net Sales Price, Registration Req, Subject to 3rd Party Approval

Disclosures: Prop Disclosure, Subject to a Potential Short Sale

Documents:

Special Permits:

Broker Name: CASEY MARGENAU FINE HOMES AND ESTATES INC

List Date: 09-Feb-2016

VRP: No

Low Price: \$2,840,000

Orig List Price: \$2,700,000

Prior List Price: \$2,700,000

Status Change Date: 06-Jun-2016

Off Mkt Date:

DOM-MLS: 13

DOM-Prop: 13

#### SOLD INFORMATION