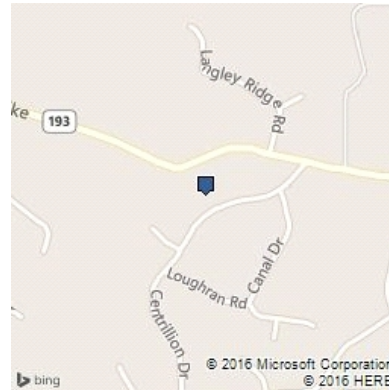


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX9602933 - FAIRFAX  
854 CENTRILLION DR, MCLEAN, VA 22102

Full Listing  
Residential



Status: Active  
Ownership: Fee Simple  
Sale or Rental: Sale  
Listing Type: Excl. Agency  
  
Adv Sub: The Reserve  
Legal Sub: GARFIELD PARK  
Condo/Coop Proj Name: THE RESERVE

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

List Price: \$1,995,000  
Inc City/Town: MCLEAN  
Zip: 22102 - 1446  
Election District:  
Transaction Type: Standard  
ADC Map Coord: THERESERVE

Tax ID: 20-2-14- -99  
HOA Fee: \$465.00/ Monthly  
C/C Fee: /

Total Taxes: \$27,480  
Tax Year: 2015  
Lot AC/SF: .93/40,346

Area:  
  
Level Location:  
Age: 12  
Year Built: 2004

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	4		1	
Full Baths:	6	1	4		1	
Half Baths:	2	1	0		1	

### FEATURES

Rooms:  
Main Entrance:  
Interior Style:  
Dining/Kitchen: Kit-Island, Gourmet, Breakfast Room  
Appliances:  
Amenities: Built-in Bookcases, Bathroom(s) - Ceramic Tile, Vanities - Double, Chair Railing, Master Bedroom - Full Bathroom, Master Bathroom - Separate Tub, Master Bathroom - Separate Shower, Closet - Master Bedroom Walk-in, Vanities - Separate, Wainscoting, Wall to Wall Carpeting, Wood Floors, Water Closet(s), Automatic Garage Door Opener, Bedroom - Entry Level, Closet(s) - Walk-in, Countertop(s) - Granite, Crown Molding, Staircase - Double / Dual, Stair - Curved  
Security: Security Gate  
Windows/Doors: Atrium Windows, Atrium Doors, French Doors, Palladian Windows, Recessed Lighting  
Walls/Ceilings: 9'+ Ceilings, 2 Story Ceilings, Tray Ceilings

Basement: Yes Foundation:  
Basement Type: Daylight, Full, Fully Finished, Walkout Level  
Basement Entrance: Rear Entrance, Connect Stair

Handicap: None  
Unit Description:  
R-Factor Basement:  
House Dimensions: x  
Above Grade Unfinished:  
Below Grade Finished:

R-Factor Ceilings:  
SQFT-Tot Fin: 0  
Above Grade Finished:  
Below Grade Unfinished:

R-Factor Walls:  
  
Tax Living Area: 5,983

Directions:  
Fabulous location between Georgetown Pike and Old Dominion Dr just 1.5 mile to Beltway, 1/2 mile to Scotts Run Park & River Trail, 4 miles to Tysons Galleria or McLean, 3 miles to Spring Hill Recreation Center & Pool, 4.6 miles to Wolf Trap

### REMARKS

Internet/Public:  
\*UNPARALLELED VALUE in THE RESERVE\* Stunning brick residence has sun filled floorplan perfect for family living & grand entertaining. Wonderful family room, gourmet kitchen, sunroom, library, conservatory, & bonus suite. Grand master with sitting room, retreat, dual fireplace, balcony, and three closets. Walkout bsmt offers play room, exercise, rec room & storage. 3-car garage. REDUCED \$500,000

### EXTERIOR

Building Sites/Lots:  
Exterior:  
Exterior Construction: Brick, Hardiplank  
Lot Description:  
Other Buildings:  
Original Builder:  
Property Condition: Shows Well  
Roads:  
Roofing:  
Soil Type:  
Topography: Rolling

Lot Dimension: x x

Lot Acres/Sqft: .93/40,346

New Construction: No

Transportation:  
View/Exposure: Scenic Vista  
Year Converted:

Year Renovated:

#### PARKING

Parking: Garage  
Garage Type: Attached, Side 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, Zoned  
Cool System: Central Air Conditioning, Zoned  
Water: Public  
Sewer Septic: Septic  
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: \$27,480  
Tax Year: 2015

Other Fees: /  
City/Town Tax:  
Refuse Fee:  
Water/Sewer Hook-up:  
Special Tax Assess: \$1,182  
Improvements: \$1,538,620  
Investor Ratio:

County Tax: \$26,298  
Tap:  
Front Foot Fee:  
Yr Assessed: 2015  
Total Tax Assessment: \$2,412,620  
Total Units:

Project Approved:  
Possession: Settlement, Negotiable

#### HOA/CONDO

HOA Fee: \$465.00/ Monthly  
Condo/Coop Fee: /  
HOA/Condo/Coop Amenities: Jogging / Walking Path  
HOA/Condo/Coop Rules:  
HOA/Condo/Coop Fee Includes: Lawn Care front, Snow Removal, Security, Security Gate  
HOA/Condo/Coop Management: Prof-Off Site

HOA: Yes

#### LEGAL INFORMATION

Tax Map: 0202 14 0099  
Section: 3  
Liber:  
Zoning Code: 110  
Historic Designation ID:  
Contract Info:  
Disclosures: Prop Disclaimer  
Documents:  
Special Permits:

Lot #: 99  
Phase:  
Folio: 202

Block/Square:  
Parcel Number:

Master Plan Zoning:

Broker Name: Premier Properties, Inc

List Date: 02-Apr-2016  
VRP: No  
Low Price: \$1,995,000

Orig List Price: \$2,200,000  
Prior List Price: \$2,200,000  
Status Change Date: 02-Apr-2016

Off Mkt Date:  
DOM-MLS: 69  
DOM-Prop: 405

#### 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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