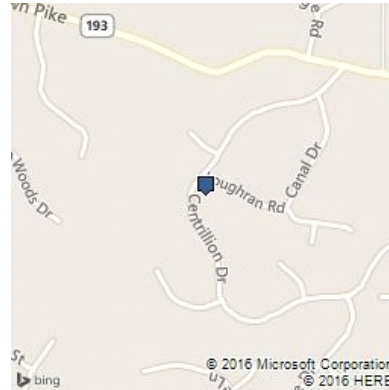


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9636439 - FAIRFAX
7825 LOUGHRAN RD, MCLEAN, VA 22102

Full Listing
Residential



Status: Cntg/No Ko
Close Date: 20-Sep-2016
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Modified/Excl

Style: French Country
Seller Subsidy: \$0
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 3
Model:

List Price: \$2,499,000
Close Price:
Inc City/Town:
Zip: 22102 - 1453
Election District:
Transaction Type: Standard
ADC Map Coord: 5405 F7

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

Tax ID: 20-4-29- -85
HOA Fee: \$430.00/ Monthly
C/C Fee: /

Total Taxes: \$26,524
Tax Year: 2015
Lot AC/SF: .93/40,307

Area:
Level Location:
Age: 14
Year Built: 2002

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	1	4	0	0	0
Full Baths:	5	0	4	0	1	0
Half Baths:	2	2	0	0	0	0

Room	Dimensions	Level	Flooring	Fireplace
Bedroom-Fourth	14 x 12	Upper 1	Carpet	
Bedroom-Second	19 x 18	Upper 1	Carpet	
Bedroom-Third	20 x 16	Upper 1	Carpet	
Bedroom-Master	19 x 17	Upper 1	Carpet	Gas
Laundry-Kit Lvl		Main	Wood	
Dining Room	21 x 14	Main	Wood	
Breakfast Room	17 x 12	Main	Wood	
Sitting Room	14 x 11	Upper 1	Carpet	
Living Room	19 x 14	Main	Wood	Gas
Recreation Rm	24 x 19	Lower 1	Carpet	
Other Room 2	20 x 14	Lower 1	Carpet	
Den	18 x 17	Lower 1	Carpet	
Other	12 x 11	Lower 1	Carpet	
Bedroom-Fifth	14 x 12	Main	Wood	
Foyer		Main	Marble	
Family Rm	22 x 18	Main	Wood	Gas
Kitchen	20 x 17	Main	Wood	
Other Room 1	19 x 12	Lower 1	Other	
Game/Exer Rm	22 x 17	Lower 1	Carpet	

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Sitting Room, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Den, Other Room 1, Other Room 2, Foyer, Breakfast Room, Game/Exer Rm, Laundry-Kit Lvl, Other

Main Entrance: Foyer

Interior Style: Floor Plan-Open

Dining/Kitchen: Breakfast Room, Butlers Pantry, Gourmet, Kit-Island, Sep Dining Rm

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Icemaker, Microwave, Oven - Double, Oven / Range - Gas, Refrigerator, Washer

Amenities: Attached Master Bathroom, Attic - Access Only, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Built-in Bookcases, Crown Molding, Vanities - Double, Fireplace Mantel(s), Countertop(s) - Granite, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Closet - Master Bedroom Walk-in, Tub - 2 or More Person, Wall to Wall Carpeting, Closet(s) - Walk-in, Water Closet(s), Wood Floors, Fireplace Glass Doors, Steam Shower, Whirlpool Jets, Drapes / Curtains, Drapery Rods, Bedroom - Entry Level, Vanities - Separate, Bidet

Security: 24 hour security

Windows/Doors:

Walls/Ceilings: 9'+ Ceilings, High, Tray Ceilings

Basement: Yes

Foundation:

Basement Type: Daylight, Full, Fully Finished

Basement Entrance: Outside Entrance

Handicap: Other

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x
Above Grade Unfinished: 750
Below Grade Finished: 2668
Directions:
From Tysons Corner, Beltway 495N, Rt.193 W/Georgetown Pike, Left onto Centrillion Dr, Left on Loughran Road, 7825 is on the right.

SQFT-Tot Fin: 8900
Above Grade Finished: 6232
Below Grade Unfinished: 150
Tax Living Area: 6,232

REMARKS

Internet/Public:
Open light-filled floor plan! Walkout to beautiful hardscape w/an expansive patio on a gorgeous .93 lot in The RESERVE. Windows galore, spacious rooms, soaring ceilings, incredible built-ins, media rm & exercise rm. LL even has large hardwood area for easy cleanup parties & craft making. New flooring, new fixtures, new paint, new granite! Basheer Edgemore Built Quality!

EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: .93/40,307
Exterior: Patio, Porch-front, Slate Porch, Water Fountains
Exterior Construction: Stucco, Stone
Lot Description: Corner Lot, Open
Other Buildings: Above Grade, Below Grade
Original Builder: Basheer Edgemore New Construction: No
Property Condition: Shows Well
Roads: Paved
Roofing: Composite
Soil Type:
Topography:
Transportation:
View/Exposure:
Year Converted: Year Renovated:

PARKING

Parking: Garage Door Opener, Garage
Garage Type: Attached, Side Loading Garage # Gar/Carpt/Assgn Sp: 3//
Carport Type: Parking Space #:
Parking Incl in List Price: Yes Parking Incl in Sale Price: No Parking Block/Square:

UTILITIES

Heat System: Forced Air Heat Fuel: Natural Gas
Cool System: Central Air Conditioning Cool Fuel: Natural Gas
Water: Public Hot Water: Natural Gas
Sewer Septic: Sept<# of BR, Septic
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:
Total Taxes: \$26,524
Tax Year: 2015
Assessments:
Land: \$874,000
Project Approved:
Possession: Negotiable
Other Fees: /
City/Town Tax:
Refuse Fee:
Water/Sewer Hook-up:
Special Tax Assess: \$1,141
Improvements: \$1,454,730
Investor Ratio:
County Tax:
Tap:
Front Foot Fee:
Yr Assessed: 2015
Total Tax Assessment: \$2,328,730
Total Units:

HOA/CONDO

HOA Fee: \$430.00/ Monthly HOA: Yes
Condo/Coop Fee: /
HOA/Condo/Coop Amenities:
HOA/Condo/Coop Rules:
HOA/Condo/Coop Fee Includes: Lawn Care front, Management, Master Ins Policy, Road Maint, Security, Snow Removal, Security Gate, Trash Removal
HOA/Condo/Coop Management: Prof-Off Site

LEGAL INFORMATION

Tax Map: 0204 29 0085
Section: 3
Liber:
Zoning Code: 110
Historic Designation ID:
Contract Info: Call LA-cont info
Disclosures: Prop Disclosure
Documents:
Special Permits:
Lot #: 85
Phase:
Folio: 204
Block/Square:
Parcel Number:
Master Plan Zoning:

Broker Name: Long & Foster Real Estate, Inc.

List Date: 22-Apr-2016
VRP: No
Low Price: \$2,499,000
Orig List Price: \$2,499,000
Prior List Price:
Status Change Date: 11-Aug-2016
Off Mkt Date:
DOM-MLS: 111
DOM-Prop: 111

SOLD INFORMATION

Contingency Type: Prelim Lender Letter
Contract Date: 11-Aug-2016
Close Date: 20-Sep-2016
Selling/Rental Office: MRIS1
Last Cont Expires: 20-Sep-2016
Sell/Rent Agency: Buyer Agency
Close Price:
of Hrs to KO:
Seller Subsidy: \$0