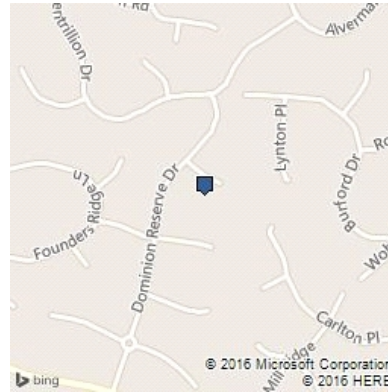


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX9759747 - FAIRFAX  
7805 GROVEMONT DR, MCLEAN, VA 22102

Full Listing  
Residential



Status: Active  
Ownership: Fee Simple  
Sale or Rental: Sale  
Listing Type: Modified/Excl

Style: Colonial  
Type: Detached  
TH Type:  
#Levels: 3  
Auction: No  
#Fireplaces: 4  
Model:

List Price: \$2,999,999  
Inc City/Town:  
Zip: 22102 - 2021  
Election District:  
Transaction Type: Standard  
ADC Map Coord: GOOGLE

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

Tax ID: 20-4-29- -28  
HOA Fee: \$465.00/ Monthly  
C/C Fee: /

Total Taxes: \$29,113  
Tax Year: 2015  
Lot AC/SF: .83/36,031

Area:

Level Location:  
Age: 15  
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:	7	0	5		2	
Half Baths:	3	2	0		1	

Room	Dimensions	Level	Flooring	Fireplace
Foyer	8 x 18	Main	Wood	
Living Room	14 x 20	Main	Wood	Gas
Den/Std/Lib	12 x 14	Main	Wood	
Florida/Sun Rm	13 x 16	Main	Ceramic Tile	
Dining Room	14 x 20	Main	Wood	
Kitchen	18 x 14	Main	Wood	
Family Rm	21 x 27	Main	Wood	Wood Burning
Breakfast Room	13 x 15	Main	Wood	
Laundry-Kit Lvl		Main	Ceramic Tile	
Bedroom-Master	20 x 22	Upper 1	Wood	Gas
Sitting Room	14 x 15	Upper 1	Wood	Gas
Bedroom-Second	14 x 13	Upper 1	Wood	
Bedroom-Third	16 x 15	Upper 1	Wood	
Bedroom-Fourth	12 x 15	Upper 1	Wood	
Recreation Rm	28 x 24	Lower 1	Carpet	
Bedroom-Fifth	11 x 14	Lower 1	Carpet	
Den	17 x 12	Lower 1		
Game/Exer Rm	12 x 15	Lower 1		
Storage Room		Lower 1		

### FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Sitting Room, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Den, Foyer, Breakfast Room, Den/Std/Lib, Florida/Sun Rm, Game/Exer Rm, Laundry-Kit Lvl, Storage Room

Main Entrance: Foyer

Interior Style: Floor Plan-Open

Dining/Kitchen: Breakfast Room, Fam Rm Off Kit, Gourmet, Kit-Breakfast Bar, Sep Dining Rm

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

Amenities: Attached Master Bathroom, Automatic Garage Door Opener, Built-in Bookcases, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Countertop (s) - Granite, Crown Molding, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Staircase - Double / Dual, Steam Shower, Vanities - Separate, Wall to Wall Carpeting, Wood Floors

Security:

Windows/Doors: Bay / Bow Windows, Recessed Lighting, Skylight(s)

Walls/Ceilings: High, Tray Ceilings

Basement: Yes

Foundation:

Basement Type: Daylight, Full, Fully Finished, Rear Entrance, Walkout Level, Windows

Basement Entrance: Inside Access, Rear Entrance

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SQFT-Tot Fin: 0

Above Grade Unfinished:

Above Grade Finished:

Below Grade Finished: Below Grade Unfinished: Tax Living Area: 7,061  
Directions:  
From McLean take Old Dominion towards Great Falls to Rt into The Reserve on Dominion Reserve Drive to Rt on Grovemont Drive. From I-495 take Georgetown Pike west to Left on Centrillion. Follow Centrillion thru gate to Left on Grovemont.

#### REMARKS

Internet/Public:  
Gorgeous all brick Yeonas & Ellis home on quiet Cul-De-Sac. Elegant Foyer w/ rear dual staircase that spirals up the 2-Story Palladium window & overlooks breathtaking backyard! New custom KIT w/ top-of-the-line appliances. Impressive MBR Suite & 3 additional en suite BR'S. Fully Finished LL. Backyard incl deck w/ built-in outdoor kit overlooking beautifully designed Pool, Spa, Pavilion w/FP & TV.

#### EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: .83/36,031  
Exterior: Deck, Extensive Hardscape, Fenced - Fully, Fenced - Rear, Patio, Pool (In-Ground), Water Fountains, Hot Tub  
Exterior Construction: Brick  
Lot Description: Landscaping, Cul-de-sac  
Other Buildings: Cabana/Pool Hse  
Original Builder: Yeonas & Ellis New Construction: No  
Property Condition: Shows Well  
Roads:  
Roofing:  
Soil Type:  
Topography:  
Transportation:  
View/Exposure:  
Year Converted: Year Renovated:

#### PARKING

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

#### UTILITIES

Heat System: Forced Air  
Cool System: Central Air Conditioning  
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: Electric, Natural Gas  
Cool Fuel: Electric, Natural Gas  
Hot Water: Electric, Natural Gas  
Water 12 Months/Average:  
Heating Oil 12 Months/Average:  
Energy Efficiency:  
Indoor Air Quality:  
Sustainability:

#### FINANCIAL INFORMATION

Earnest Money:  
Total Taxes: \$29,113  
Tax Year: 2015  
Assessments:  
Land: \$868,000  
Other Fees: /  
City/Town Tax:  
Refuse Fee:  
Water/Sewer Hook-up:  
Special Tax Assess: \$1,252  
Improvements: \$1,691,240  
Investor Ratio:  
County Tax: \$27,860  
Tap:  
Front Foot Fee:  
Yr Assessed: 2016  
Total Tax Assessment: \$2,559,240  
Total Units:  
Project Approved:  
Possession: Settlement

#### HOA/CONDO

HOA Fee: \$465.00/ Monthly  
Condo/Coop Fee: /  
HOA/Condo/Coop Amenities:  
HOA/Condo/Coop Rules:  
HOA/Condo/Coop Fee Includes:  
HOA/Condo/Coop Management:  
HOA: Yes

#### LEGAL INFORMATION

Tax Map: 0204 29 0028  
Section: 1  
Liber:  
Zoning Code: 110  
Historic Designation ID:  
Contract Info: Local Assoc Contr  
Disclosures: Prop Disclosure  
Documents:  
Special Permits:  
Lot #: 28  
Phase:  
Folio: 204  
Master Plan Zoning:  
Block/Square:  
Parcel Number:

Broker Name: TTR Sothebys International Realty

List Date: 08-Sep-2016  
VRP: No  
Low Price: \$2,999,999  
Orig List Price: \$2,999,999  
Prior List Price:  
Status Change Date: 09-Sep-2016  
Off Mkt Date:  
DOM-MLS: 1  
DOM-Prop: 1

#### SOLD INFORMATION