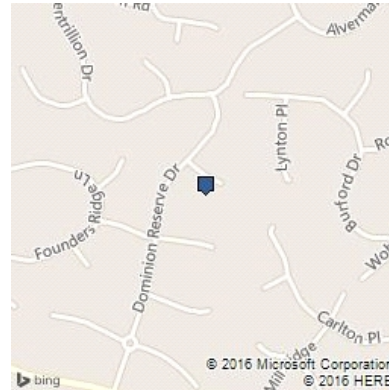


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX9759747 - FAIRFAX  
7805 GROVEMONT DR, MCLEAN, VA 22102

Full Listing  
Residential



Status: Sold	Style: Colonial	List Price: \$2,999,999
Close Date: 28-Oct-2016	Seller Subsidy: \$0	Close Price: \$2,500,000
Ownership: Fee Simple	Type: Detached	Inc City/Town:
Sale or Rental: Sale	TH Type:	Zip: 22102 - 2021
Listing Type: Modified/Excl	#Levels: 3	Election District:
	Auction: No	Transaction Type: Standard
	#Fireplaces: 4	ADC Map Coord: GOOGLE
	Model:	Area:
Adv Sub: The Reserve		Level Location:
Legal Sub: GARFIELD PARK		Age: 15
Condo/Coop Proj Name:		Year Built: 2001
Tax ID: 20-4-29- -28	Total Taxes: \$29,113	
HOA Fee: \$465.00/ Monthly	Tax Year: 2015	
C/C Fee: /	Lot AC/SF: .83/36,031	

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/Stdy/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/Stdy/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:  
House Dimensions: x

R-Factor Ceilings:  
SQFT-Tot Fin: 0

R-Factor Walls:

Above Grade Unfinished:  
Below Grade Finished:  
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.

Above Grade Finished:  
Below Grade Unfinished:  
Tax Living Area: 7,061

#### 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 # Gar/Carpt/Assgn Sp: 3//  
Carport Type: Parking Space #:  
Parking Incl in List Price: No Parking Incl in Sale Price: Yes Parking Block/Square:

#### UTILITIES

Heat System: Forced Air Heat Fuel: Electric, Natural Gas  
Cool System: Central Air Conditioning Cool Fuel: Electric, Natural Gas  
Water: Public Hot Water: Electric, Natural Gas  
Sewer Septic: Public Sewer  
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: \$29,113  
Tax Year: 2015  
Assessments:  
Land: \$868,000  
Project Approved:  
Possession: Settlement  
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:

#### HOA/CONDO

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

#### 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  
Block/Square:  
Parcel Number:  
Master Plan Zoning:

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: 28-Oct-2016  
Off Mkt Date:  
DOM-MLS: 37  
DOM-Prop: 37

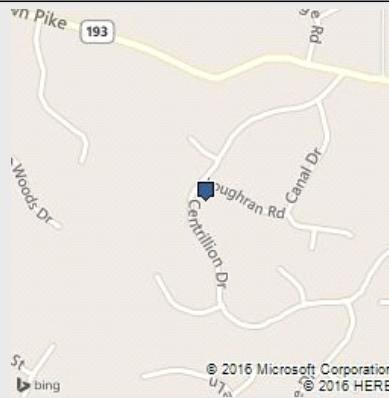
#### SOLD INFORMATION

Contract Date: 13-Oct-2016  
Close Date: 28-Oct-2016  
Selling/Rental Office: LNG59  
Sell/Rent Agency: Buyer Agency  
Close Price: \$2,500,000  
Seller Subsidy: \$0

# Metropolitan Regional Information Systems, Inc.

FX9636439 - FAIRFAX  
7825 LOUGHRAN RD, MCLEAN, VA 22102

Full Listing  
Residential



Status: Sold	Style: French Country	List Price: \$2,499,000
Close Date: 21-Sep-2016	Seller Subsidy: \$0	Close Price: \$2,175,000
Ownership: Fee Simple	Type: Detached	Inc City/Town:
Sale or Rental: Sale	TH Type:	Zip: 22102 - 1453
Listing Type: Modified/Excl	#Levels: 3	Election District:
	Auction: No	Transaction Type: Standard
	#Fireplaces: 3	ADC Map Coord: 5405 F7
	Model:	
Adv Sub: The Reserve		Area:
Legal Sub: GARFIELD PARK		Level Location:
Condo/Coop Proj Name:		Age: 14
		Year Built: 2002
Tax ID: 20-4-29- -85	Total Taxes: \$26,524	
HOA Fee: \$430.00/ Monthly	Tax Year: 2015	
C/C Fee: /	Lot AC/SF: .93/40,307	

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

Basement Type: Daylight, Full, Fully Finished

Basement Entrance: Outside Entrance

Handicap: Other

Unit Description:

R-Factor Basement:

House Dimensions: x

Above Grade Unfinished: 750

Foundation:

R-Factor Ceilings:

SQFT-Tot Fin: 8900

Above Grade Finished: 6232

R-Factor Walls:

Below Grade Finished: 2668      Below Grade Unfinished: 150      Tax Living Area: 6,232  
Directions:  
From Tysons Corner, Beltway 495N, Rt.193 W/Georgetown Pike, Left onto Centrillion Dr, Left on Loughran Road, 7825 is on the right.

#### REMARKS

Internet/Public:

Open Sunday 9/4 1-4pm! Light-filled open floor plan! Walk out 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:      Other Fees: /  
Total Taxes: \$26,524      City/Town Tax:  
Tax Year: 2015      Refuse Fee:  
Assessments:      Water/Sewer Hook-up:  
Land: \$874,000      Special Tax Assess: \$1,141  
Project Approved:      Improvements: \$1,454,730  
Possession: Negotiable      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      Lot #: 85      Block/Square:  
Section: 3      Phase:      Parcel Number:  
Liber:      Folio: 204  
Zoning Code: 110      Master Plan Zoning:  
Historic Designation ID:  
Contract Info: Call LA-cont info  
Disclosures: Prop Disclosure  
Documents:  
Special Permits:

Broker Name: Long & Foster Real Estate, Inc.

List Date: 22-Apr-2016      Orig List Price: \$2,499,000      Off Mkt Date:  
VRP: No      Prior List Price:  
Low Price: \$2,499,000      Status Change Date: 22-Sep-2016      DOM-MLS: 125  
DOM-Prop: 125

#### SOLD INFORMATION

Contract Date: 09-Sep-2016      Sell/Rent Agency: Buyer Agency  
Close Date: 21-Sep-2016      Close Price: \$2,175,000      Seller Subsidy: \$0  
Selling/Rental Office: TTRS3