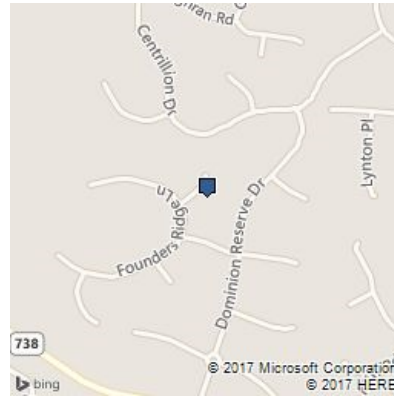


## Residential Full - Customer

### Metropolitan Regional Information Systems, Inc.

FX9857848 - FAIRFAX  
7805 MERITAGE LN, 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:** Provincial  
**Type:** Detached  
**TH Type:**  
**#Levels:** 3  
**Auction:** No  
**#Fireplaces:** 6  
**Model:** Gorgeous Custom Home

**List Price:** \$4,290,000  
**Inc City/Town:**  
**Zip:** 22102 - 2043  
**Election District:**  
**Transaction Type:** Standard  
**ADC Map Coord:** GPS

**Tax ID:** 20-4-29- -152  
**HOA Fee:** \$465.00/ Monthly  
**C/C Fee:** /

**Total Taxes:** \$34,341  
**Tax Year:** 2015  
**Lot AC/SF:** .88/38,437

**Area:** 1-1  
  
**Level Location:**  
**Age:** 11  
**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
<b>Bedrooms:</b>	7	1	5		1	
<b>Full Baths:</b>	8	1	5		2	
<b>Half Baths:</b>	2	2	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Foyer	27 x 25	Main	Marble	
Dining Room	21 x 15	Main	Hardwood	
Living Room	21 x 16	Main	Hardwood	Gas
Library	23 x 14	Main	Hardwood	Gas
Great Room	24 x 20	Main	Hardwood	Gas
Kitchen	28 x 18	Main	Ceramic Tile	
Breakfast Room	14 x 8	Main	Ceramic Tile	Gas
Main Lvl BR	18 x 13	Main	Hardwood	
Lndry-Sep Rm	17 x 14	Main	Ceramic Tile	
Other Room 3	21 x 14	Main	Hardwood	
Bedroom-Master	19 x 18	Upper 1	Hardwood	
Sitting Room	24 x 14	Upper 1	Hardwood	Gas
Bedroom-Second	14 x 13	Upper 1	Hardwood	
Bedroom-Third	18 x 13	Upper 1	Hardwood	
Bedroom-Fourth	18 x 14	Upper 1	Hardwood	
Bedroom-Fifth	19 x 15	Upper 1	Hardwood	
Other Room 2	33 x 14	Upper 1	Hardwood	
Recreation Rm	47 x 24	Lower 1	Hardwood	Wood Burning
Family Rm	26 x 20	Lower 1	Hardwood	
Game/Exer Rm	15 x 11	Lower 1	Hardwood	
In-Law/auPair/Ste	18 x 13	Lower 1	Hardwood	
Other Room 1	18 x 14	Lower 1	Ceramic Tile	

#### 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, Foyer, Breakfast Room, Game/Exer Rm, Great Room, In-Law/auPair/Ste, Lndry-Sep Rm, Main Lvl BR

**Main Entrance:** Two Story Foyer

**Interior Style:** Floor Plan-Traditional

**Dining/Kitchen:** Breakfast Room, Butlers Pantry, Gourmet, Kit-Breakfast Bar, Kit-Island, Sep Dining Rm, Eat-In Kitchen

**Appliances:** Refrigerator, Oven - Double, Microwave, Intercom, Icemaker, Freezer, Dishwasher, Cooktop, Central Vacuum, Disposal, Dryer, Extra Refrigerator / Freezer, Humidifier, Oven - Wall, Range Hood, Washer

**Amenities:** Attic - Stairs Pull Down, Attached Master Bathroom, 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, Stair - Curved, Vanities - Double, Wet Bar / Bar, Wood Floors, Bedroom - Entry Level, Bidet, Closet(s) - Cedar, Drapes / Curtains, Fireplace Mantel(s), Staircase - Double / Dual

**Security:** Security System, Smoke Detector

**Windows/Doors:**

**Walls/Ceilings:** 9'+ Ceilings, 2 Story Ceilings, Cathedral Ceilings, Tray Ceilings

**Basement:** Yes Foundation:  
Basement Type: Daylight, Full, Fully Finished, Outside Entrance, Windows, Walkout Level  
Basement Entrance: Rear Entrance  
Handicap: None  
Unit Description:  
R-Factor Basement: R-Factor Ceilings: R-Factor Walls:  
House Dimensions: x SQFT-Tot Fin: 13089  
Above Grade Unfinished: Above Grade Finished: 8901  
Below Grade Finished: 4188 Below Grade Unfinished: Tax Living Area: 9,641  
**Directions:**  
From Downtown McLean: West on Old Dominion Dr. RIGHT onto Dominion Reserve Dr. LEFT on Glenhaven Ct. RIGHT on Founders Ridge Ln. RIGHT on Meritage Lane to 1st house on your RIGHT.

**REMARKS**

Internet/Public:  
Spectacular Custom French Provincial Masterpiece in The Reserve on quiet cul-de-sac! Dramatic open floorplan, designer lighting & unique custom features make this 13,000+SF home an exceptional rare find! Fabulous gourmet kitchen, 2 story great room, piano/bar room, mahogany library, luxe MBR suite, theater, exercise rm, Brazilian cherry floors. Stone/brick terrace, 4 car garage 7BR/8.55BA

**EXTERIOR**

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: .88/38,437  
Exterior: Deck  
Exterior Construction: Brick  
Lot Description: Cul-de-sac, Private, Trees/Wooded, Landscaping  
Other Buildings: Above Grade, Below Grade  
Original Builder: Adrian Edwards New Construction: No  
Property Condition: Shows Well  
Roads:  
Roofing: Shingle - Architectural  
Soil Type:  
Topography:  
Transportation:  
View/Exposure:  
Year Converted: Year Renovated:

**PARKING**

Parking: Attached, Garage, DW - Circular  
Garage Type: Attached, Side Loading Garage # Gar/Carpt/Assgn Sp: 4//  
Carport Type: Parking Space #:  
Parking Incl in List Price: Yes Parking Incl in Sale Price: No Parking Block/Square:

**UTILITIES**

Heat System: Heat Pump(s), Zoned Heat Fuel: Natural Gas  
Cool System: Zoned Cool Fuel: Electric  
Water: Public Hot Water: 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: Other Fees: /  
Total Taxes: \$34,341 City/Town Tax:  
Tax Year: 2015 Refuse Fee:  
Assessments: Water/Sewer Hook-up:  
Land: \$871,000 Special Tax Assess: \$1,477 County Tax:  
Improvements: \$2,098,690 Tap:  
Investor Ratio: Front Foot Fee:  
Yr Assessed: 2016  
Total Tax Assessment: \$2,969,690  
Total Units:  
Project Approved:  
Possession: Negotiable

**HOA/CONDO**

HOA Fee: \$465.00/ Monthly HOA: Yes  
Condo/Coop Fee: /  
HOA/Condo/Coop Amenities: Common Grounds, Concierge, Security  
HOA/Condo/Coop Rules:  
HOA/Condo/Coop Fee Includes: Lawn Care front, Reserve Funds, Management, Security, Trash Removal, Security Gate  
HOA/Condo/Coop Management: Prof-Off Site

**LEGAL INFORMATION**

Tax Map: 0204 29 0152 Lot #: 152 Block/Square:  
Section: 4 Phase: Parcel Number:  
Liber: Folio: 204  
Zoning Code: 110 Master Plan Zoning:  
Historic Designation ID:  
Contract Info:  
Disclosures: Prop Disclosure  
Documents: Construction Drawings, Survey - House Location  
Special Permits:

**Broker Name:** Washington Fine Properties, LLC

List Date: 08-Feb-2017 Orig List Price: \$4,290,000 Off Mkt Date:  
VRP: No Prior List Price: DOM-MLS: 23  
Low Price: \$4,290,000 Status Change Date: 08-Feb-2017 DOM-Prop: 178

**SOLD INFORMATION**

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Accuracy of square footage, lot size, schools and other information is not guaranteed.

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