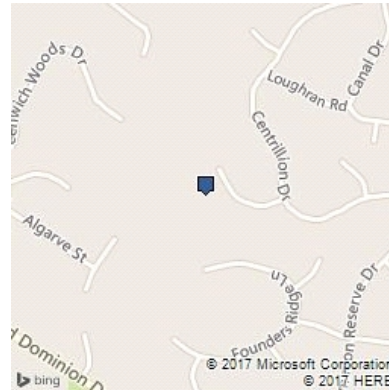


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX9876755 - FAIRFAX  
7845 WESTMONT LN, MCLEAN, VA 22102

Full Listing  
Residential



Status: Active	Style: Colonial	List Price: \$2,496,000
Ownership: Fee Simple	Type: Detached	Inc City/Town:
Sale or Rental: Sale	TH Type:	Zip: 22102 - 1452
Listing Type: Excl. Agency	#Levels: 3	Election District:
	Auction: No	Transaction Type: REO/Bank Owned
	#Fireplaces: 3	ADC Map Coord: 8-84
	Model: Colonial	
Adv Sub: Garfield Park		Area:
Legal Sub: GARFIELD PARK		Level Location:
Condo/Coop Proj Name: THE RESERVE		Age: 11
		Year Built: 2006
Tax ID: 20-4-29- -112A	Total Taxes: \$34,095	
HOA Fee: \$430.00/ Monthly	Tax Year: 2016	
C/C Fee: /	Lot AC/SF: 1.53/66,433	
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:	7	0	6		1	
Full Baths:	7	0	6		1	
Half Baths:	2	2	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Family Room	18 x 26	Main	Hardwood	Wood Burning
Bedroom-Fifth		Upper 1		
Bedroom-Fourth		Upper 1		
Bedroom-Master	18 x 23	Upper 1	Hardwood	Wood Burning
Bedroom-Second	17 x 17	Upper 1	Hardwood	
Bedroom-Third	16 x 14	Upper 1	Hardwood	
Breakfast Room	15 x 11	Main	Hardwood	
Dining Room	16 x 20	Main	Hardwood	
Den/Stdy/Lib	15 x 15	Main	Hardwood	
Family Rm	18 x 17	Main	Hardwood	
Foyer		Main	Hardwood	
Game/Exer Rm		Lower 1	Natural Fiber	
			Carpeting	
Kitchen		Main	Hardwood	
Great Room	20 x 23	Main	Hardwood	
In-Law/auPair/Ste		Lower 1	CRI Green Certified	
			Carpet	
Library		Main	Hardwood	
Living Room	14 x 24	Main	Hardwood	
Laundry-Kit Lvl		Main		
MBR w/Sit Rm	15 x 16	Upper 1	Hardwood	
Maids Rm/Quart		Lower 1	Carpet	
Mud Room		Main		
Recreation Rm	34 x 20	Lower 1	CRI Green Certified	
			Carpet	
Utility Room		Lower 1	Concrete	

### FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Library, Foyer, Breakfast Room, Den/Stdy/Lib, Family Room, Game/Exer Rm, Great Room, In-Law/auPair/Ste, Laundry-Kit Lvl, MBR w/Sit Rm, Maids Rm/Quart, Mud Room, Utility Room  
Main Entrance: Center Hall, Foyer  
Interior Style: Floor Plan-Open  
Dining/Kitchen: 2nd Kitchen, Butlers Pantry, Gourmet  
Appliances: Dishwasher, Disposal, Extra Refrigerator / Freezer, Oven / Range - Gas, Range Hood, Refrigerator, Six Burner Stove, Water Heater  
Amenities: Automatic Garage Door Opener, Closet - Master Bedroom Walk-in, Countertop(s) - Granite, Elevator, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Built-in Bookcases, Staircase - Double / Dual, Sump Pump, Vanities - Separate, Washer / Dryer Hookup, Wet Bar / Bar, Wood Floors  
Security: Electric Alarm, Fire Detect Sys, Smoke Detector, Security System  
Windows/Doors: Insulated Door(s), Insulated Window(s)  
Walls/Ceilings:

Basement: Yes Foundation:  
Basement Type: Daylight, Full, Full, Fully Finished, Walkout Level  
Basement Entrance: Outside Entrance, Rear Entrance  
Handicap: Elevator  
Unit Description:  
R-Factor Basement: R-Factor Ceilings: R-Factor Walls:  
House Dimensions: x SQFT-Tot Fin: 10778  
Above Grade Unfinished: 0 Above Grade Finished: 8778  
Below Grade Finished: 2000 Below Grade Unfinished: 1000 Tax Living Area: 8,778  
Directions:  
From 495 take GEORGETOWN PIKE { 193} WEST; Left on CENTRILLION DRIVE, Right on WESTMONT LANE to home on Left.

#### REMARKS

Internet/Public:  
FORECLOSURE \*\* Priced for quick sale \*\* Custom built home by Gulick Group ! Short Sale all of 2016 but now reduced. Huge rear deck overlooks beautiful wooded acreage. Home needs some updating and exterior wood trim and window repairs. Great Buy in sought after community of similar custom homes. Over 8,700/SF on two main levels and LL guest suite, Gym, and 2nd kitchen. Six Zoned HVAC and Two HWHs.

Farm/Public:

#### EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: 1.53/66,433  
Exterior: Deck, Stone Retaining Walls, Udrgrd Lwn Sprnklr, Underground Utilities, Porch  
Exterior Construction: Brick, Stone  
Lot Description: Cul-de-sac, Landscaping, Lot Premium, Trees/Wooded, Backs to Trees  
Other Buildings: Above Grade, Below Grade, None  
Original Builder: Gulick Group Inc New Construction: No  
Property Condition: As-is condition, Needs work, Fixer-Upper, Shows Well  
Roads:  
Roofing: Shingle - Architectural  
Soil Type:  
Topography:  
Transportation:  
View/Exposure:  
Year Converted: Year Renovated:

#### PARKING

Parking: Garage, Garage Door Opener, Drvwy/Off Str, DW - Circular, Attached  
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: Zoned, Programmable Thermostat, Forced Air Heat Fuel: Natural Gas  
Cool System: Central Air Conditioning Cool Fuel: Electric  
Water: Public Hot Water: Natural Gas  
Sewer Septic: Sept=# of BR  
TV/Cable/Comm: Cable-Prewired  
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: No

#### FARM

Yes  
Tillable Acres: Fenced Acres: Pasture Acres:  
Wooded Acres: # Silos: Silo Capacity:  
Main Barn Size: Agricultural Tax: No Agricultural District:  
Tenant Dwellings: TDR:  
Farm Operation:  
Present Livestock:  
Potential Livestock:  
Best Use:

#### FINANCIAL INFORMATION

Earnest Money: \$50,000 Other Fees: /  
Total Taxes: \$34,095 City/Town Tax: County Tax: \$33,256  
Tax Year: 2016 Refuse Fee: Tap:  
Assessments: Water/Sewer Hook-up: Front Foot Fee:  
Land: \$925,000 Special Tax Assess: \$1,516 Yr Assessed: 2016  
Improvements: \$2,018,020 Total Tax Assessment: \$2,943,020  
Investor Ratio: Total Units:  
Project Approved:  
Possession: Settlement

#### 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, Road Maint, Security, Reserve Funds, Security Gate  
HOA/Condo/Coop Management: Prof-Off Site

#### LEGAL INFORMATION

Tax Map: 0204 29 0112A Lot #: 112A Block/Square:  
Section: 3 Phase: Parcel Number:  
Liber: Folio: 204  
Zoning Code: 110  
Historic Designation ID: Master Plan Zoning:  
Contract Info: As is condition clause required, No Hme Sale Cont, Relo/Bank Addendum  
Disclosures: Exempt - Disclosure/Disclaimer, Subj to Condo/HOA Docs  
Documents:  
Special Permits:

Broker Name: Century 21 New Millennium

List Date: 03-Mar-2017 Orig List Price: \$2,496,000 Off Mkt Date:  
VRP: No Prior List Price: DOM-MLS: 1

Low Price: \$2,496,000

Status Change Date: 03-Mar-2017

DOM-Prop: 1

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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