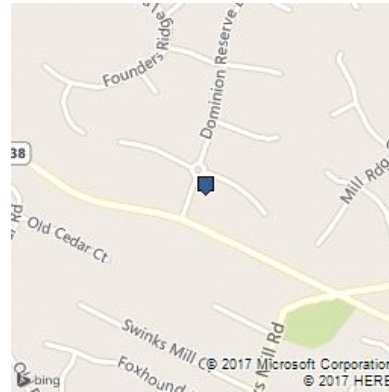


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX9792446 - FAIRFAX  
7819 MONTVALE WAY, MCLEAN, VA 22102

Full Listing  
Residential



Status: Cntg/No Ko  
Ownership: Fee Simple  
Sale or Rental: Sale  
Listing Type: Excl. Right

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

List Price: \$2,799,999  
Inc City/Town:  
Zip: 22102 -  
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- -2B  
HOA Fee: \$440.00/ Monthly  
C/C Fee: /

Total Taxes: \$28,482  
Tax Year: 2016  
Lot AC/SF: 1.21/52,707

Area:  
Level Location:  
Age: 15  
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	0	4		1	
Full Baths:	6	0	4		2	
Half Baths:	2	2	0		0	

### FEATURES

Rooms:  
Main Entrance: Foyer  
Interior Style: Floor Plan-Traditional  
Dining/Kitchen: Kit-Table Space, Eat-In Kitchen, Kit-Island  
Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Ice maker, Microwave, Oven - Wall, Oven / Range - Gas, Refrigerator, Washer, Six Burner Stove  
Amenities: Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Countertop(s) - Granite, Crown Molding, Drapery Rods, Attic - Partially Finished, Built-in Bookcases, Chair Railing, Closet(s) - Walk-in, Closet - Master Bedroom Walk-in, Drapes / Curtains, Fireplace Screen, Master Bedroom - Full Bathroom, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Staircase - Double / Dual, Shades / Blinds, Wall to Wall Carpeting, Vanities - Double, Tub - Soaking, Vanities - Separate, Wood Floors, Wet Bar / Bar  
Security: 24 hour security, Monitored, Security System  
Windows/Doors:  
Walls/Ceilings:

Basement: Yes  
Basement Type: Daylight, Full, Full, Fully Finished  
Basement Entrance: Inside Access

Foundation:

Handicap: Other  
Unit Description:  
R-Factor Basement:  
House Dimensions: x  
Above Grade Unfinished:  
Below Grade Finished:  
Directions:

R-Factor Ceilings:  
SQFT-Tot Fin: 0  
Above Grade Finished:  
Below Grade Unfinished:

R-Factor Walls:  
Tax Living Area: 6,286

From McLean: Old Dominion, Right on Dominion Reserve, Right on Montvale Way to home on Right.

### REMARKS

Internet/Public:  
NEW PRICE!! 3 level elegant home is set w/in an exclusive neighborhood & sited on over an acre w/ a 3 car garage. The open floorplan in this home is both traditional w/ a southern charm & is unique in the craftsmanship of the high end features displayed throughout. You feel the warmth & pride of ownership. This incredible home has great flow, perfect for living & entertaining! 1- 2 hr. notice

### EXTERIOR

Building Sites/Lots:  
Exterior:  
Exterior Construction: Brick  
Lot Description:  
Other Buildings:  
Original Builder: Yeonas And Ellis Custom Home Builders  
Property Condition: Renov/Remod, Restored, Shows Well  
Roads:  
Roofing: Shingle - Asphalt  
Soil Type:  
Topography:  
Transportation:

Lot Dimension: x x

Lot Acres/Sqft: 1.21/52,707

New Construction: No

View/Exposure: Garden/Lawn, Trees  
Year Converted:

Year Renovated:

#### PARKING

Parking: Drvwy/Off Str, Garage, Other  
Garage Type: Attached  
Carport Type:  
Parking Incl in List Price: Yes

Parking Incl in Sale Price: No

# Gar/Carpt/Assgn Sp: 3//  
Parking Space #:  
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:

Water 12 Months/Average:  
Heating Oil 12 Months/Average:  
Energy Efficiency:  
Indoor Air Quality:  
Sustainability:

Heat Fuel: Natural Gas  
Cool Fuel: Electric  
Hot Water: Natural Gas

#### FINANCIAL INFORMATION

Earnest Money:  
Total Taxes: \$28,482  
Tax Year: 2016

Other Fees: /  
City/Town Tax:  
Refuse Fee:  
Water/Sewer Hook-up:  
Special Tax Assess: \$1,266  
Improvements: \$1,569,540  
Investor Ratio:

County Tax: \$27,782  
Tap:  
Front Foot Fee:  
Yr Assessed: 2016  
Total Tax Assessment: \$2,458,540  
Total Units:

Assessments:  
Land: \$889,000

Project Approved:  
Possession: Negotiable

#### HOA/CONDO

HOA Fee: \$440.00/ 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 0002B  
Section: 1  
Liber:  
Zoning Code: 110  
Historic Designation ID:  
Contract Info:  
Disclosures: Prop Disclosure, Subj to Condo/HOA Docs  
Documents:  
Special Permits:

Lot #: 2B  
Phase:  
Folio: 204  
Master Plan Zoning:

Block/Square:  
Parcel Number:

Broker Name: Berkshire Hathaway HomeServices PenFed Realty

List Date: 20-Oct-2016  
VRP: No  
Low Price: \$2,799,999

Orig List Price: \$2,999,999  
Prior List Price: \$2,999,999  
Status Change Date: 25-May-2017

Off Mkt Date:  
DOM-MLS: 217  
DOM-Prop: 217

#### SOLD INFORMATION

Contingency Type: Contingent on Appraisal  
Contract Date: 25-May-2017  
Close Date: 30-Jun-2017

Last Cont Expires: 18-Jun-2017  
Sell/Rent Agency: Designated Representative  
Close Price:

# of Hrs to KO:  
Seller Subsidy: \$0

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

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