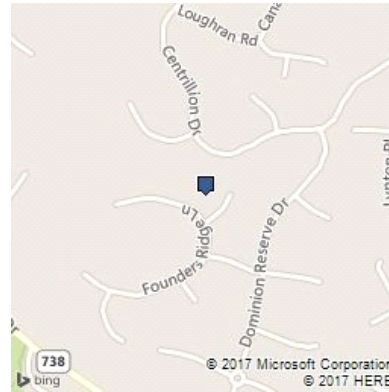


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9896378 - FAIRFAX
1017 FOUNDERS RIDGE LN, MCLEAN, VA 22102

Full Listing
Residential



Status: Sold	Style: International	List Price: \$3,950,000
Close Date: 22-Jun-2017	Seller Subsidy: \$0	Close Price: \$3,650,000
Ownership: Fee Simple	Type: Detached	Inc City/Town:
Sale or Rental: Sale	TH Type:	Zip: 22102 - 2035
Listing Type: Excl. Right	#Levels: 3	Election District:
	Auction: No	Transaction Type: Standard
	#Fireplaces: 5	ADC Map Coord: XOX
Adv Sub: The Reserve	Model: Custom Manor	Area:
Legal Sub: GARFIELD PARK		Level Location:
Condo/Coop Proj Name: THE RESERVE		Age: 14
		Year Built: 2003
Tax ID: 20-4-29- -149A	Total Taxes: \$44,480	
HOA Fee: \$465.00/ Monthly	Tax Year: 2016	
C/C Fee: /	Lot AC/SF: 1.28/55,906	

Elementary: CHURCHILL ROAD **Middle:** **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:	6	1	3		2	
Full Baths:	7	2	3		2	
Half Baths:	1	1	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Foyer		Main	Marble	
Living Room	29 x 20	Main	Hardwood	Gas
Family Rm	24 x 18	Main	Hardwood	Gas
Dining Room	25 x 15	Main	Hardwood	Gas
Kitchen	18 x 14	Main	Hardwood	Gas
Breakfast Room	12 x 8	Main	Hardwood	
Other Room 1	18 x 14	Main	Hardwood	
Laundry-Kit Lvl		Main	Hardwood	
Bedroom-Master	27 x 17	Main	Hardwood	
Bedroom-Second	17 x 15	Upper 1	Hardwood	
Bedroom-Third	15 x 14	Upper 1	Hardwood	
Bedroom-Fourth	17 x 14	Upper 1	Hardwood	
Sitting Room	18 x 16	Upper 1	Hardwood	
Bedroom-Fifth	14 x 12	Lower 1	Hardwood	
Game/Exer Rm	19 x 19	Lower 1	Hardwood	
Recreation Rm	28 x 20	Lower 1	Hardwood	Gas
Other Room 2	27 x 17	Lower 1	Hardwood	
Utility Room	29 x 19	Lower 1		
Great Room	28 x 22	Main	Hardwood	
Loft	20 x 13	Upper 1	Hardwood	

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, Foyer, Breakfast Room, Game/Exer Rm, Great Room, Laundry-Kit Lvl, Loft, Utility Room

Main Entrance: Foyer

Interior Style: Floor Plan-Traditional

Dining/Kitchen: 2nd Kitchen, Butlers Pantry, Fam Rm Off Kit, Gourmet, Kit-Breakfast Bar, Kit-Island, Sep Dining Rm, Eat-In Kitchen

Appliances: Central Vacuum, Dishwasher, Disposal, Exhaust Fan, Extra Refrigerator / Freezer, Icemaker, Freezer, Humidifier, Microwave, Oven - Self Cleaning, Oven - Wall, Oven / Range - Gas, Oven / Range - Electric, Range Hood, Refrigerator, Six Burner Stove, Water Dispenser, Water Heater

Amenities: 2 Attached Master Bathrooms, Bedroom - Entry Level, Built-in Bookcases, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Crown Molding, Drapery Rods, Drapes / Curtains, Elevator, Fireplace Gas Insert, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Shades / Blinds, Vanities - Double, Washer / Dryer Hookup, Wet Bar / Bar, Wood Floors

Security: Motion Detectors, Monitored, Security System

Windows/Doors: Double Pane Windows, Atrium Doors, Casement, French Doors, Recessed Lighting, Skylight(s)

Walls/Ceilings: 2 Story Ceilings

Basement: Yes

Foundation:

Basement Type: Heated, Fully Finished, Full, Connecting Stairway, Outside Entrance, Daylight, Full

Basement Entrance: Connect Stair, Outside Entrance

Handicap: Elevator, Lvl Entry-Main

Unit Description:

R-Factor Basement:	R-Factor Ceilings:	R-Factor Walls:
House Dimensions: x	SQFT-Tot Fin: 11800	
Above Grade Unfinished: 2125	Above Grade Finished: 8770	
Below Grade Finished: 3030	Below Grade Unfinished:	Tax Living Area: 7,698
Directions:		
From Dolley Madison & Old Dominion, take Old Dominion west to Right on Dominion Reserve, continue around circle to Left on Glenhaven Court, Right on Founders Ridge to corner of Meritage.		

REMARKS
Internet/Public:
Impressive stone manor prominently sited on premium level lot in The Reserve. Many recent renovations include new custom kitchens & baths, elevator to all floors. Soaring ceilings fill the generously proportioned rooms with light and garden views. Elegant first floor master suite features 2 new baths & dressing rooms + sunroom. Two-tier Recreation Room with stone f/p, bar & patio. Carriage house.

EXTERIOR		
Building Sites/Lots:	Lot Dimension: x x	Lot Acres/Sqft: 1.28/55,906
Exterior: Patio, Terrace, Balcony, Decorative Fence, Extensive Hardscape, Sidewalks, Underground Utilities		
Exterior Construction: Stone, Stucco		
Lot Description:		
Other Buildings: Above Grade, Below Grade, Carriage House		
Original Builder:		New Construction: No
Property Condition: Renov/Remod, Shows Well		
Roads:		
Roofing: Shingle - Architectural		
Soil Type:		
Topography: Level		
Transportation:		
View/Exposure: Garden/Lawn, Trees		
Year Converted:	Year Renovated: 2016	

PARKING		
Parking: Garage, Attached		# Gar/Carpt/Assgn Sp: 4//
Garage Type: Attached		Parking Space #:
Carport Type:		Parking Block/Square:
Parking Incl in List Price: Yes	Parking Incl in Sale Price: Yes	

UTILITIES		
Heat System: Forced Air, Central, Zoned		Heat Fuel: Natural Gas
Cool System: Central Air Conditioning, 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: \$44,480	City/Town Tax:	County Tax:
Tax Year: 2016	Refuse Fee:	Tap:
	Water/Sewer Hook-up:	Front Foot Fee:
Assessments:	Special Tax Assess: \$1,866	Yr Assessed: 2016
Land: \$894,000	Improvements: \$2,945,470	Total Tax Assessment: \$3,839,470
	Investor Ratio:	Total Units:
Project Approved:		
Possession: Settlement		

HOA/CONDO	
HOA Fee: \$465.00/ Monthly	HOA: Yes
Condo/Coop Fee: /	
HOA/Condo/Coop Amenities: Security	
HOA/Condo/Coop Rules:	
HOA/Condo/Coop Fee Includes: Lawn Care front, Security, Snow Removal, Trash Removal	
HOA/Condo/Coop Management:	

LEGAL INFORMATION		
Tax Map: 0204 29 0149A	Lot #: 149-A	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:		
Special Permits:		

Broker Name: TTR Sotheby's International Realty

List Date: 24-Mar-2017	Orig List Price: \$3,950,000	Off Mkt Date:
VRP: No	Prior List Price:	DOM-MLS: 43
Low Price: \$3,950,000	Status Change Date: 23-Jun-2017	DOM-Prop: 383

SOLD INFORMATION		
Contract Date: 06-May-2017	Sell/Rent Agency:Buyer Agency	
Close Date: 22-Jun-2017	Close Price: \$3,650,000	Seller Subsidy: \$0
Selling/Rental Office: WFP4		