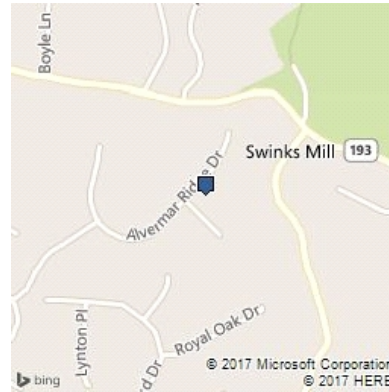


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9938816 - FAIRFAX
7690 BALLESTRATE CT, MCLEAN, VA 22102

Full Listing
Residential



Status: Contract
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right

Style: French Country
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 8
Model:

List Price: \$3,650,000
Inc City/Town:
Zip: 22102 - 1441
Election District:
Transaction Type: Standard
ADC Map Coord: SEE GOOGLE

Adv Sub: Garfield Park
Legal Sub: GARFIELD PARK
Condo/Coop Proj Name:

Tax ID: 21-3-28- -46
HOA Fee: \$465.00/ Monthly
C/C Fee: /

Total Taxes: \$33,528
Tax Year: 2016
Lot AC/SF: .87/37,801

Area:

Level Location:
Age: 11
Year Built: 2006

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:	8	1	5		2	
Full Baths:	8	1	5		2	
Half Baths:	3	2	0		1	

FEATURES

Rooms:

Main Entrance:

Interior Style:

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

Appliances:

Amenities: Attached Master Bathroom, Automatic Garage Door Opener, Built-in Bookcases, Chair Railing, Closet - Master Bedroom Walk-in, Countertop(s) - Granite, Crown Molding, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Staircase - Double / Dual, Stair - Curved, Tub - Soaking, Vanities - Double, Vanities - Separate, Washer / Dryer Hookup, Wet Bar / Bar, Whirlpool Jets, Wood Floors

Security:

Windows/Doors:

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Connecting Stairway, Daylight, Full, Fully Finished, Heated, Improved, Full, Outside Entrance, Rear Entrance, Walkout Level, Windows

Basement Entrance: Connect Stair, Inside Access, Outside Entrance, Rear Entrance

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SQFT-Tot Fin: 10200

Above Grade Unfinished: 1400

Above Grade Finished: 7500

Below Grade Finished: 2700

Below Grade Unfinished: 600

Tax Living Area: 7,180

Directions:

West on Georgetown Pike, Left on Centrillion Drive. Right on Alvermar Ridge Drive to corner of Alvermar and Ballestrate Court to #7690.

REMARKS

Internet/Public:

Beautiful residence in The Reserve on private & lush setting w/ expansive public rooms, gourmet kitchen w/ light-filled breakfast room, main level guest suite, master suite w/ large sitting room, walkout lower level w/ 10 Ft.+ ceilings, & a separate guest/au pair suite over garage. Immaculate landscaping & hardscaping throughout w/ multi-tiered deck, water fall & rear stone patio w/ outdoor fp.

EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .87/37,801

Exterior:

Exterior Construction: Stucco, Stone

Lot Description:

Other Buildings: Above Grade, Below Grade, Guest House

Original Builder: Adrian Edwards

New Construction: No

Property Condition:

Roads:

Roofing:

Soil Type:

Topography:

Transportation:

View/Exposure:
Year Converted:

Year Renovated:

PARKING

Parking: Garage
Garage Type: Attached, Detached, Front Loading Garage, Side Loading Garage
Carport Type:
Parking Incl in List Price: Yes Parking Incl in Sale Price: No

Gar/Carpt/Assgn Sp: 4//
Parking Space #:
Parking Block/Square:

UTILITIES

Heat System: Forced Air, Heat Pump(s)
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, Electric
Cool Fuel: Electric
Hot Water: Natural Gas

FINANCIAL INFORMATION

Earnest Money:
Total Taxes: \$33,528
Tax Year: 2016

Other Fees: /
City/Town Tax:
Refuse Fee:
Water/Sewer Hook-up:
Special Tax Assess: \$1,490
Improvements: \$1,892,580
Investor Ratio:

County Tax: \$32,703
Tap:
Front Foot Fee:
Yr Assessed: 2017
Total Tax Assessment: \$2,763,580
Total Units:

Assessments:
Land: \$871,000

Project Approved:
Possession: Settlement

HOA/CONDO

HOA Fee: \$465.00/ 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: 0213 28 0046
Section: 2
Liber:
Zoning Code: 110
Historic Designation ID:
Contract Info:
Disclosures: Prop Disclosure
Documents:
Special Permits:

Lot #: 46
Phase:
Folio: 213

Master Plan Zoning:

Block/Square:
Parcel Number:

Broker Name: Washington Fine Properties, LLC

List Date: 05-May-2017
VRP: No
Low Price: \$3,650,000

Orig List Price: \$3,650,000
Prior List Price:
Status Change Date: 05-Jun-2017

Off Mkt Date:
DOM-MLS: 11
DOM-Prop: 11

SOLD INFORMATION

Contract Date: 16-May-2017
Close Date: 11-Aug-2017

Sell/Rent Agency: Non-Agency
Close Price:

Seller Subsidy: \$0

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

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