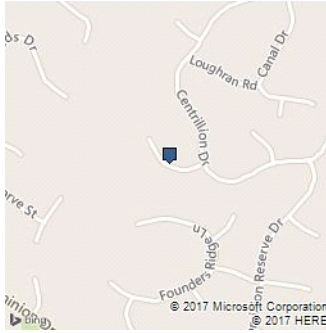


Residential Full - Agent

Metropolitan Regional Information Systems, Inc.

FX9912885 - FAIRFAX
7854 WESTMONT LN, MCLEAN, VA 22102

Full Listing
Residential



Status: Rented	Style: Colonial	List Price: \$12,500
Close Date: 31-May-2017	Seller Subsidy: \$0	Close Price: \$11,448
Ownership: Fee Simple	Type: Detached	Inc City/Town:
Sale or Rental: Rental	TH Type:	Zip: 22102
Listing Type: Excl. Right	#Levels: 3	Election District: 2
Adv Sub: The Reserve	#Fireplaces: 3	ADC Map: 0
Legal Sub: Garfield Park	Model:	TBM Map:
Condo/Coop Proj Name:		Area:

Tax ID: 20-4-29- -110A	Total Taxes:	Level Location:
HOA Fee: /	Tax Year:	Age: 12
C/C Fee: /	Lot AC/SF: 1.20 / 52,272	Year Built: 2005
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	0	5	0	1	0
Full Baths:	7	0	6	0	1	0
Half Baths:	2	2	0	0	0	0

Room	Dimensions	Level	Flooring	Fireplace
MBR w/Sit Rm		Upper 1		
Lndry-Sep Rm		Main		
Storage Room		Lower 1		
Utility Room		Lower 1		
2nd Stry Fam Rm		Upper 1		
Game/Exer Rm		Lower 1	Hardwood	
Family Room				
Den/Stdy/Lib		Main		
Great Room		Lower 1		
Mud Room				
Maids Rm/Quart		Lower 1		
In-Law/auPair/Ste		Upper 1		

FEATURES

Main Entrance: Two Story Foyer
Interior Style: Floor Plan-Open
Dining/Kitchen: Breakfast Room, Kit-Breakfast Bar, Kit-Island, Sep Dining Rm
Appliances: Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Humidifier, Icemaker, Microwave, Oven - Wall, Refrigerator, Six Burner Stove, Washer
Amenities: Automatic Garage Door Opener, Bidet, Elevator, Fireplace Glass Doors, Fireplace Mantel(s), Furniture Conveys, Countertop(s) - Granite, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Closet - Master Bedroom Walk-In, Shades / Blinds, Wall to Wall Carpeting, Closet(s) - Walk-In, Wet Bar / Bar, Wood Floors
Security: Electric Alarm, Fire Detect Sys, Security Gate
Windows/Doors: French Doors
Walls/Ceilings:

Basement: Yes	Foundation:
Basement Type: Full, Fully Finished, Walkout Level	
Basement Entrance: Rear Entrance	
Handicap: Other	
Unit Description:	
R-Factor Basement:	R-Factor Ceilings:
House Dimensions:	SQFT-Tot Fin: 0
Above Grade Unfinished:	Above Grade Finished:
Below Grade Finished:	Below Grade Unfinished:
	Tax Living Area: 8,611

REMARKS

General/Agent:

*****BREATHTAKING MAJESTIC MANSION IN THE RESERVE. ON A QUIET CUL-DE-SAC & BACKING TO TREES. GRAND COLUMNS,CIRCULAR DRIVEWAY,4 CAR GARGAGE,OTIS ELEVATOR,OVERSIZED DECK,HOM THEATER,BONUS RM,IN-LAW SUITE, STAINLESS STEEL APPLIANCES,OVERSIZED CONSERVATORY,SUN ROOM, EXERCISE ROOM,STUNNING BASEMENT ,BAR,BILLIARD TABLE,WINE CELLAR.*COULD BE RENTED FULLY FURNISHED FOR \$14,900...24hr notice to show

Internet/Public:

*****BREATHTAKING MAJESTIC MANSION IN THE RESERVE. ON A QUIET CUL-DE-SAC & BACKING TO TREES. GRAND COLUMNS,CIRCULAR DRIVEWAY,4 CAR GARGAGE,OTIS ELEVATOR,OVERSIZED DECK,HOM THEATER,BONUS RM,IN-LAW SUITE, STAINLESS STEEL APPLIANCES,OVERSIZED CONSERVATORY,SUN ROOM, EXERCISE ROOM,STUNNING BASEMENT ,BAR,BILLIARD TABLE,WINE CELLAR.*COULD BE RENTED FULLY FURNISHED FOR \$14,900.24hr notice to show

Directions:

495 TO 123 NORTH, LT OLD DOMINION, RT INTO DOMINION RESERVE DRIVE, PASS THRU THE GATE, LT CENTRILLION, LT WESTMONT TO CUL-DE-SAC. ****OR 495 TO 193 TOWARDS GREATFALLS,L ON CANAL DRIVE,R ON WESRMONT LANE TILL END.

EXTERIOR

Building Sites/Lots:	Lot Dimension:	Lot Acres/Sqft: 1.20/52,272
Exterior: Deck		
Exterior Construction: Brick, Brick Front		
Lot Description: Backs to Trees, Cul-de-sac, Landscaping		
Other Structures:		
Original Builder:	New Construction: No	
Property Condition:		
Roads:		
Roofing:		
Soil Type:		

Topography:
Transportation:
View/Exposure: Scenic Vista
Year Converted:

Year Renovated:

PARKING
Parking: Garage
Garage Type: Attached
Carport Type:

Parking Lot:
Gar/Carpt/Assgn Sp: 4//
Parking Space #:

UTILITIES

Heat System: Forced Air
Cooling System: Central Air Conditioning
Water: Public
Sewer Septic: Septic
TV/Cable/Comm:
Electric 12 Months/Average:
Gas 12 Months/Average:
Construction Materials:
Energy Generation:
Water Conservation:
Green Verification Y/N:

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

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

RENTAL

Date Avail: 06-30-2017
Pets Allowed: Yes
Smoking Allowed: Yes
Tenant Responsible: Utilities - All, Gutter Cleaning
Rent Includes: Furnished, Linens / Utensils, Trash Removal
Lease Clauses: Pets - Not Allowed
Rental Special: Unfurnished

Min Lease: 1 Max Lease: 1 Lease Term: 12
Pet Restrictions: Allowed on a Case by Case Basis
Tenant Rights: None

FINANCIAL INFORMATION

App Accept Date: 31-May-2017
Move in Fee: \$
Pet Deposit: \$
Earnest Money:
Total Taxes:
Tax Year:

Security Deposit: \$13,500
Elevator Use Fee: \$
Pet Fee:
Other Fees: /
City/Town Tax:
Refuse Fee:
Water/Sewer Hook-up:
Special Tax Assess:
Improvements:
Investor Ratio:

Processing Fee: \$45
Repair Deductible: \$
Monthly Pet Rent:

County Tax:
Tap:
Front Foot Fee:
Yr Assessed:
Total Tax Assessment:
Total Units:

Assessments:
Land:

Project Approved:
Possession:
Tenant Rights: None

Current Financing/Loan:

1st Trust Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remain:
2nd Trust Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remain:
Undr. Mtg Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remain:

New Financing:
Cash to Assume:
Balloon # Years:
Annual Rent Income:
Rental Year:

Interest Rate:
Amortized Years:
Special Assessment:
Special Assessment 2:

Years:
Remaining Yrs:
Remaining Yrs:

HOA/CONDO

HOA Fee: /
Condo/Coop Fee: /
Community Amenities:
HOA/Condo/Coop Rules:
HOA/Condo/Coop Fee Includes:
HOA/Condo/Coop Management:
Age Restricted Housing: No
Services Included:
Activities:

HOA: No

Age Requirement:

LEGAL INFORMATION

Tax Map:
Section: 3
Liber:
Zoning Code: 110
Historic Designation ID:
Contract Info:
Disclosures: Other
Documents:
Special Permits:

Lot #: 110A
Phase:
Folio: 204

Block/Square:
Parcel Number:

Master Plan Zoning:

OWNER and SHOWING CONTACT

Owner 1: LISTER LISTER
Show Contact #1: lister lister
Show Instructions: Appt Only-Lister
Show Time:

Home:
Home: (703) 862-4140

Office:
Office:

Show Days:

PROPERTY MANAGEMENT

Property Mgmt Company:
Prop Mgr's Name:

Office:
Phone:

LISTING AGENT/BROKER

Listing Agent: Hani Mardini

Home: (703) 893-4421
Office: (703) 893-4421
Voice Mail: Ext:

Home Fax: (703) 893-1104
Pager:
Cell: (703) 627-7778

Broker Name: Ultima Properties, Inc.
Broker Address: 1289 Ballantrae Farm Dr, McLean, VA 22101

Broker Code: SHS1
Office Phone: (703) 893-4421
Office Fax: (703) 893-1104

COMPENSATION

Sub-Agent: 0
Disclose Dual Agency: Yes

Buyer-Agent: 30%
Variable Rate: No

Additional:
Designated Rep: Yes

List Date: 11-Apr-2017
VRP: No
Low Price: \$12,500
Status Change Date: 31-May-2017
Photo Option: Lister will Submit All
Advertising: IDX-PUB

Orig List Price: \$13,500
Prior List Price: \$13,500
DOM-MLS: 50
Off Mkt Date:
Total Photos: 6

Update Type: Other
Update Date: 31-May-2017
DOM-Prop: 50

SOLD INFORMATION

Contract Date: 31-May-2017
Close Date: 31-May-2017
Selling/Rental Office: SHS1
Selling/Rental Agent ID: 3887

Sell/Rent Agency: Non-Agency
Close Price: \$11,448
Ultima Properties, Inc.
Nuha Mardini

Seller Subsidy: \$0
Email: [Email Agent](#)

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