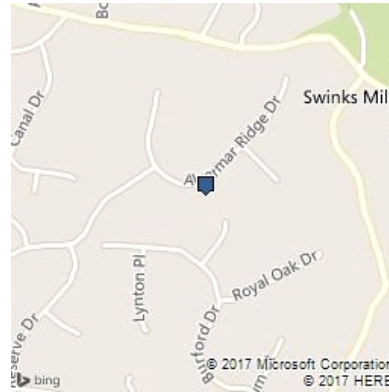


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX10037284 - FAIRFAX  
867 ALVERMAR RIDGE DR, MCLEAN, VA 22102

Full Listing  
Residential



Status: Cntg/No Ko	Style: Colonial	List Price: \$4,275,000
Ownership: Fee Simple	Type: Detached	Inc City/Town:
Sale or Rental: Sale	TH Type:	Zip: 22102 - 1438
Listing Type: Modified/Excl	#Levels: 3	Election District:
	Auction: No	Transaction Type: Standard
	#Fireplaces: 4	ADC Map Coord: GOOGLE
	Model:	
Adv Sub: Garfield Park		Area:
Legal Sub: GARFIELD PARK		
Condo/Coop Proj Name:		
Tax ID: 20-4-29- -38	Total Taxes: \$32,080	Level Location:
HOA Fee: \$495.00/ Monthly	Tax Year: 2016	Age: 16
C/C Fee: /	Lot AC/SF: 1.16/50,706	Year Built: 2001

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:	9	1	7		1	
Full Baths:	9	1	7		1	
Half Baths:	2	2	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Foyer	12 x 13	Main	Wood	
Living Room	18 x 14	Main	Wood	Gas
Dining Room	18 x 14	Main	Wood	
Library	14 x 19	Main	Wood	
Family Rm	22 x 19	Main	Wood	Gas
Kitchen	17 x 19	Main	Wood	
Breakfast Room	21 x 14	Main	Wood	
Den/Stdy/Lib	19 x 12	Main	Wood	
Laundry-Kit Lvl	11 x 11	Main		
Mud Room		Main	Wood	
Bedroom-Master	20 x 18	Upper 1	Carpet	Gas
Bedroom-First	14 x 15	Upper 1	Wood	
Bedroom-Second	14 x 13	Upper 1	Wood	
Bedroom-Third	16 x 14	Upper 1	Wood	
Bedroom-Fourth	16 x 14	Upper 1	Wood	
Sitting Room	13 x 13	Upper 1	Wood	
Recreation Rm		Lower 1	Wood	
Bedroom-Fifth		Lower 1	Wood	
Game/Exer Rm		Lower 1	Wood	
Main Lvl BR	16 x 13	Main	Wood	
Family Room	13 x 24	Main	Wood	Gas
Other Room 2	14 x 18	Main	Wood	
In-Law/auPair/Ste	17 x 16	Upper 1	Wood	

### 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 2, Library, Foyer, Breakfast Room, Bedroom-First, Den/Stdy/Lib, Family Room, Game/Exer Rm, In-Law/auPair/Ste, Laundry-Kit Lvl, Main Lvl BR, Mud Room

Main Entrance: Foyer

Interior Style:

Dining/Kitchen: 2nd Kitchen, Breakfast Room, Gourmet, Kit-Island, Kit-Table Space, Sep Dining Rm, Eat-In Kitchen

Appliances:

Amenities: 2 Attached Master Bathrooms, Automatic Garage Door Opener, Built-in Bookcases, Built-in China Cabinet, Chair Railing, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Crown Molding, Fireplace Gas Insert, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom(s) - Multiple, Vanities - Double, Wainscoting, Wall to Wall Carpeting, Wood Floors

Security:

Windows/Doors: French Doors, Recessed Lighting, Skylight(s)

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Daylight, Full, Fully Finished, Outside Entrance, Walkout Level, Windows

Basement Entrance: Inside Access, Side Entrance, Outside Entrance

Handicap: Lvl Entry-Main

Unit Description:

R-Factor Basement:

House Dimensions: x

Above Grade Unfinished:

Below Grade Finished: 2695

Directions:

From McLean - Take Old Dominion, Right onto Dominion Reserve Drive, At the traffic circle, continue straight onto Dominion Reserve Dr, Turn right onto Centrillion Dr, Turn right onto Alvermar Ridge Dr and house will be on the Right.

R-Factor Ceilings:

SQFT-Tot Fin: 11518

Above Grade Finished: 8823

Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 8,546

#### REMARKS

Internet/Public:

Exceptional Custom Stone Home & Guest Cottage w/ amazing Resort like setting nestled in The Reserve! Private outdoor living designed by Fine Landscapes includes Pool, Stone FP, Outdoor Kitchen w/ Terrace and lush Lawn. Sophisticated interior w/ Renovated Kit & Breakfast Rm opens to Family Rm & covered Porch. Main Level BR. Master Suite w/ His & Her Baths. Walk-out LL w/ Rec Rm, Gym, BR & Bath.

#### EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: 1.16/50,706

Exterior: Balcony, Extensive Hardscape, Patio, Pool (In-Ground)

Exterior Construction: Stone, Hardiplank

Lot Description: Private, Landscaping

Other Buildings: Above Grade, Below Grade

Original Builder:

New Construction: No

Property Condition:

Roads:

Roofing:

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

#### PARKING

Parking: Garage, Faces Side, Attached, Garage Door Opener, Faces Front

Garage Type: Attached, Side Loading Garage, Front Loading Garage

Carport Type:

Parking Incl in List Price: No

Parking Incl in Sale Price: No

# Gar/Carpt/Assgn Sp: 5//

Parking Space #:

Parking Block/Square:

#### UTILITIES

Heat System: Heat Pump(s), Forced Air

Cool System: Heat Pump(s), 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: Electric, Natural Gas

#### FINANCIAL INFORMATION

Earnest Money:

Total Taxes: \$32,080

Tax Year: 2016

Assessments:

Land: \$887,000

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$1,426

Improvements: \$1,761,630

Investor Ratio:

County Tax: \$31,291

Tap:

Front Foot Fee:

Yr Assessed: 2017

Total Tax Assessment: \$2,648,630

Total Units:

Project Approved:

Possession: Settlement

#### HOA/CONDO

HOA Fee: \$495.00/ 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 0038

Section: 2

Liber:

Zoning Code: 110

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure

Documents:

Special Permits:

Lot #: 38

Phase:

Folio: 204

Master Plan Zoning:

Block/Square:

Parcel Number:

Broker Name: TTR Sothebys International Realty

List Date: 21-Aug-2017

VRP: No

Low Price: \$4,275,000

Orig List Price: \$4,275,000

Prior List Price:

Status Change Date: 30-Oct-2017

Off Mkt Date:

DOM-MLS: 66

DOM-Prop: 66

#### SOLD INFORMATION

Contingency Type: Other

Contract Date: 29-Oct-2017

Close Date: 30-Nov-2017

Last Cont Expires: 15-Nov-2017

Sell/Rent Agency: Buyer Agency

Close Price:

# of Hrs to KO:

Seller Subsidy: \$0

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