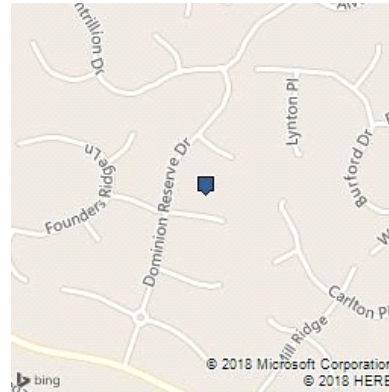


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX10210780 - FAIRFAX  
7796 GLENHAVEN CT, MCLEAN, VA 22102

Full Listing  
Residential



Status: Sold  
Close Date: 18-Jul-2018  
Ownership: Fee Simple  
Sale or Rental: Sale  
Listing Type: Excl. Right

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

Tax ID: 20-4-29- -24  
HOA Fee: \$455.00/ Monthly  
C/C Fee: /

Style: Colonial  
Seller Subsidy: \$0  
Type: Detached  
TH Type:  
#Levels: 3  
Auction: No  
#Fireplaces: 4  
Model: Jefferson

Total Taxes: \$30,158  
Tax Year: 2017  
Lot AC/SF: .91/39,638

List Price: \$3,499,000  
Close Price: \$3,500,000  
Inc City/Town:  
Zip: 22102 - 2023  
Election District:  
Transaction Type: Standard  
ADC Map Coord: 8C4

Area:

Level Location:  
Age: 17  
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:   | 6     | 0    | 4       |         | 2       |         |
| Full Baths: | 5     | 0    | 4       |         | 1       |         |
| Half Baths: | 2     | 1    | 0       |         | 1       |         |

| Room           | Dimensions | Level   | Flooring     | Fireplace |
|----------------|------------|---------|--------------|-----------|
| Foyer          | 22 x 8     | Main    | Hardwood     |           |
| Living Room    | 21 x 16    | Main    | Hardwood     | Gas       |
| Dining Room    | 20 x 16    | Main    | Hardwood     |           |
| Library        | 16 x 14    | Main    | Hardwood     |           |
| Kitchen        | 25 x 19    | Main    | Hardwood     |           |
| Breakfast Room | 11 x 10    | Main    | Hardwood     |           |
| Family Rm      | 21 x 18    | Main    | Hardwood     | Gas       |
| Florida/Sun Rm | 23 x 17    | Main    | Hardwood     |           |
| Bedroom-Master | 23 x 18    | Upper 1 | Hardwood     | Gas       |
| Sitting Room   | 16 x 15    | Upper 1 | Hardwood     |           |
| Bedroom-First  | 16 x 13    | Upper 1 | Hardwood     |           |
| Bedroom-Second | 16 x 14    | Upper 1 | Hardwood     |           |
| Bedroom-Third  | 16 x 14    | Upper 1 | Hardwood     |           |
| Bedroom-Fourth | 15 x 13    | Lower 1 | Hardwood     |           |
| Bedroom-Fifth  | 18 x 10    | Lower 1 |              |           |
| Family Room    | 23 x 20    | Lower 1 | Hardwood     | Gas       |
| Recreation Rm  | 35 x 24    | Lower 1 | Hardwood     |           |
| Other Room 1   | 23 x 18    | Lower 1 | Hardwood     |           |
| Other Room 2   | 21 x 15    | Lower 1 |              |           |
| Lndry-Sep Rm   | 10 x 8     | Main    | Ceramic Tile |           |

### 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, Library, Foyer, Breakfast Room, Bedroom-First, Family Room, Florida/Sun Rm, Lndry-Sep Rm

Main Entrance: Two Story Foyer

Interior Style: Floor Plan-Open

Dining/Kitchen: Fam Rm Off Kit, Gourmet, Kit-Island, Kit-Family Combo, Breakfast Room, Sep Dining Rm

Appliances: Cooktop, Dishwasher, Disposal, Dryer - Front Loading, Exhaust Fan, Extra Refrigerator / Freezer, Microwave, Oven - Double, Oven - Wall, Refrigerator, Water Heater

Amenities: Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Built-in Bookcases, Chair Railing, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Countertop(s) - Granite, Countertop(s) - Corian, Countertop(s) - Silestone, Crown Molding, Drapery Rods, Drapes / Curtains, Fireplace Gas Insert, Laundry Chute, Master Bathroom - Separate Tub, Master Bathroom - Separate Shower, Shades / Blinds, Staircase - Double / Dual, Vanities - Separate, Wainscoting, Water Closet(s), Wet Bar / Bar, Wood Floors

Security: Electric Alarm

Windows/Doors:

Walls/Ceilings:

Basement: Yes

Basement Type: Fully Finished, Walkout Level

Basement Entrance: Rear Entrance

Handicap: None

Foundation:

|  |                            |                        |
|--|----------------------------|------------------------|
| Unit Description:  |                            |                        |
| R-Factor Basement:   | R-Factor Ceilings:         | R-Factor Walls:        |
| House Dimensions: x  | SQFT-Tot Fin: 8425         |                        |
| Above Grade Unfinished:  | Above Grade Finished: 6019 |                        |
| Below Grade Finished: 2406   | Below Grade Unfinished:    | Tax Living Area: 6,019 |
| Directions:  |                            |                        |
| from McLean, north on Old Dominion, RIGHT onto Dominion Ridge, RIGHT onto Glenhaven Court. |                            |                        |

#### REMARKS

Internet/Public:

Stately All Brick home renovated extensively & perfectly sited on .91 acre lot in coveted Reserve! Entertain w/ ease in gracious home w/ pool, multiple terraces/patios, pergola, pub room, media, exercise rm! Chef's kitchen w/ state of the art appliances open to spacious Family Room. All Bedrooms are en-suite! BR 6 converted to 'cabana room' w/ french doors to pool. Hardwoods on all 3 levels!

#### EXTERIOR

|   |                      |                            |
|---|----------------------|----------------------------|
| Building Sites/Lots:  | Lot Dimension: x x   | Lot Acres/Sqft: .91/39,638 |
| Exterior: Extensive Hardscape, Fenced - Rear, Patio, Pool (In-Ground), Udrgrd Lwn Sprnklr |                      |                            |
| Exterior Construction: Brick  |                      |                            |
| Lot Description:  |                      |                            |
| Other Buildings: Above Grade, Below Grade   |                      |                            |
| Original Builder: Basheer Edgemore  |                      | New Construction: No       |
| Property Condition: Renov/Remod, Shows Well   |                      |                            |
| Roads:  |                      |                            |
| Roofing: Shingle - Architectural  |                      |                            |
| Soil Type:  |                      |                            |
| Topography:   |                      |                            |
| Transportation:   |                      |                            |
| View/Exposure:  |                      |                            |
| Year Converted:   | Year Renovated: 2013 |                            |

#### PARKING

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

#### UTILITIES

|   |                                |  |
|---|--------------------------------|--|
| Heat System: Forced Air                               |                                | Heat Fuel: Natural Gas                         |
| Cool System: Central Air Conditioning, Ceiling Fan(s) |                                | Cool Fuel: Electric                            |
| Water: Public   |                                | Hot Water: 60 or More Gallon Tank, 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: No                            |                                |  |

#### FINANCIAL INFORMATION

|                           |                             |                                   |
|---------------------------|-----------------------------|-----------------------------------|
| Earnest Money:            | Other Fees: /               |                                   |
| Total Taxes: \$30,158     | City/Town Tax:              | County Tax: \$28,782              |
| Tax Year: 2017            | Refuse Fee:                 | Tap:                              |
|                           | Water/Sewer Hook-up:        | Front Foot Fee:                   |
| Assessments:              | Special Tax Assess: \$1,375 | Yr Assessed: 2018                 |
| Land: \$890,000           | Improvements: \$1,774,540   | Total Tax Assessment: \$2,664,540 |
|                           | Investor Ratio:             | Total Units:                      |
| Project Approved:         |                             |                                   |
| Possession: 61-90 Days CD |                             |                                   |

#### HOA/CONDO

|                              |          |
|------------------------------|----------|
| HOA Fee: \$455.00/ Monthly   | HOA: Yes |
| Condo/Coop Fee: /            |          |
| HOA/Condo/Coop Amenities:    |          |
| HOA/Condo/Coop Rules:        |          |
| HOA/Condo/Coop Fee Includes: |          |
| HOA/Condo/Coop Management:   |          |

#### LEGAL INFORMATION

|                              |                     |                |
|------------------------------|---------------------|----------------|
| Tax Map: 0204 29 0024        | Lot #: 24           | Block/Square:  |
| Section: 1                   | Phase:              | Parcel Number: |
| Liber:                       | Folio: 204          |                |
| Zoning Code: 110             |                     |                |
| Historic Designation ID:     | Master Plan Zoning: |                |
| Contract Info:               |                     |                |
| Disclosures: Prop Disclosure |                     |                |
| Documents:                   |                     |                |
| Special Permits:             |                     |                |

Broker Name: Long & Foster Real Estate, Inc.

|                        |                                 |               |
|------------------------|---------------------------------|---------------|
| List Date: 07-May-2018 | Orig List Price: \$3,499,000    | Off Mkt Date: |
| VRP: No                | Prior List Price:               | DOM-MLS: 11   |
| Low Price: \$3,499,000 | Status Change Date: 18-Jul-2018 | DOM-Prop: 11  |

#### SOLD INFORMATION

|                             |                                |                     |
|-----------------------------|--------------------------------|---------------------|
| Contract Date: 19-May-2018  | Sell/Rent Agency: Buyer Agency |                     |
| Close Date: 18-Jul-2018     | Close Price: \$3,500,000       | Seller Subsidy: \$0 |
| Selling/Rental Office: WFP1 |                                |                     |