

Client Full

7841 Montvale Way, Mclean, VA 22102

Active

Residential

\$2,495,000



Recent Change: 04/15/2020 : New Active : C/S->ACT

MLS #:	VAFX1121272	Beds:	6
Tax ID #:	0204 29 0163	Baths:	6 / 2
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	7,973 / Assessor
Association:	HOA	Price / Sq Ft:	312.93
Structure Type:	Detached	Year Built:	2006
Levels/Stories:	3+	Property Condition:	Turn Key, Shows Well
Waterfront:	No	Style:	Colonial
Views:	Trees/Woods	Central Air:	Yes
Garage:	Yes	Basement:	Yes

Location

County:	Fairfax, VA	School District:	Fairfax County Public Schools
In City Limits:	No	High School:	Langley
Legal Subdivision:	GARFIELD PARK	Middle/Junior School:	Cooper
Subdiv / Neigh:	THE RESERVE	Elementary School:	Churchill Road

Association / Community Info

HOA:	Yes	HOA Fee:	\$435 / Monthly
HOA Name:	THE RESERVE HOMEOWNERS ASSOCIATION	Association Recreation Fee:	No
Prop Mgmt Company:	Community Association Services		
Property Manager:	Yes		
Association Fee Incl.:	Common Area Maintenance, Lawn Care Front, Management, Reserve Funds, Road Maintenance, Security Gate, Snow Removal		
Amenities:	Common Grounds, Concierge, Gated Community, Security		

Taxes and Assessment

Tax Annual Amt / Year:	\$29,843 / 2019	Tax Assessed Value:	\$2,473,590 / 2019
County Tax:	\$28,446 / Annually	Imprv. Assessed Value:	\$1,620,590
Clean Green Assess:	No	Land Assessed Value:	\$853,000
Municipal Trash:	No	Special Assmt:	\$1,397.58
Loss Mitigation Fee:	No	Historic:	No
Agricultural Tax Due:	No	Land Use Code:	132
Zoning:	110	Section:	1A
Tax Book:	204	Block/Lot:	163

Rooms

			Bed	Bath
Recreation Room:	Lower 1	18 x 23, Crown Molding, Fireplace - Gas, Flooring - Carpet	Main	2 Half
			Upper 1	5 Full
			Lower 1	1 Full
Game Room:	Lower 1	20 x 14, Crown Molding, Flooring - Carpet, Wet Bar		
Media Room:	Lower 1	16 x 48, Flooring - Laminate		
Bedroom:	Lower 1	15 x 16, Crown Molding, Flooring - Carpet		
Den:	Lower 1	12 x 12, Flooring - Carpet		
Hobby Room:	Lower 1	8 x 11, Flooring - Concrete		
Storage Room:	Lower 1	Flooring - Concrete		
Foyer:	Main	17 x 18, Crown Molding, Flooring - HardWood		

Living Room:	Main	16 x 26, Crown Molding, Fireplace - Gas, Flooring - HardWood
Dining Room:	Main	15 x 18, Crown Molding, Flooring - HardWood
Kitchen:	Main	18 x 23, Countertop(s) - Granite, Crown Molding, Flooring - Tile, Island, Kitchen - Gas Cooking, Pantry
Breakfast Room:	Main	12 x 16, Crown Molding, Flooring - Tile
Sun/Florida Room:	Main	15 x 16, Crown Molding, Flooring - Tile
Family Room:	Main	18 x 21, Built-Ins, Crown Molding, Fireplace - Gas, Flooring - HardWood
Office:	Main	14 x 17, Crown Molding, Flooring - HardWood
Mud Room:	Main	11 x 14, Crown Molding, Flooring - Tile
Master Bedroom:	Upper 1	17 x 18, Built-Ins, Crown Molding, Fireplace - Gas, Flooring - Carpet, Walk-In Closet(s)
Sitting Room:	Upper 1	14 x 14, Built-Ins, Crown Molding, Flooring - Carpet
Master Bathroom:	Upper 1	20 x 20, Countertop(s) - Granite, Crown Molding, Flooring - Tile, Soaking Tub, Walk-In Closet(s)
Bedroom:	Upper 1	16 x 13, Crown Molding, Flooring - Carpet, Walk-In Closet(s)
Sitting Room:	Upper 1	18 x 11, Crown Molding, Flooring - Carpet
Bedroom:	Upper 1	17 x 22, Flooring - Carpet, Walk-In Closet(s)
Bedroom:	Upper 1	16 x 14, Crown Molding, Flooring - Carpet, Walk-In Closet(s)
Bedroom:	Upper 1	24 x 18, Flooring - Carpet, Walk-In Closet(s)

Building Info

Builder Model:	Custom	Main Entrance Orientation:	East
Builder Name:	Adrian Edwards Custom Homes	Construction Materials:	Brick, Stone
Above Grade Fin SQFT:	7,973 / Assessor	Flooring Type:	Carpet, Ceramic Tile, Concrete, Hardwood, Vinyl
Below Grade Fin SQFT:	3,143 / Estimated	Roof:	Architectural Shingle
Total Below Grade SQFT:	3,143 / Estimated	Basement Finished:	90%
Total Fin SQFT:	11,116 / Estimated		
Tax Total Fin SQFT:	7,973		
Total SQFT:	11,116 / Estimated		
Wall & Ceiling Types:	2 Story Ceilings, 9Ft+ Ceilings, Cathedral Ceilings, Tray Ceilings		
Basement Type:	Fully Finished, Sump Pump, Walkout Level, Windows		

Lot

Lot Acres / SQFT:	1.04a / 45,300sf / Assessor	Lot Features:	Backs to Trees, Backs-Parkland, Cul-de-sac, Landscaping, No thru street, Rear Yard, Trees/Wooded
Additional Parcels:	No		
Views:	Trees/Woods		
Fencing:	Rear		

Ground Rent

Ground Rent Exists:	No
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Parking

Attached Garage - # of Spaces	3	Features:	Attached Garage, Driveway, Garage Door Opener, Garage - Side Entry, Oversized Garage, Brick Driveway, Stone Driveway
Driveway - # of Spaces	5		
Total Parking Spaces	8		

Interior Features

Interior Features:	Attic, Bar, Breakfast Area, Built-Ins, Butlers Pantry, Crown Moldings, Curved Staircase, Family Room Off Kitchen, Formal/Separate Dining Room, Kitchen - Gourmet, Kitchen - Island, Master Bath(s), Pantry, Recessed Lighting, Soaking Tub, Stain/Lead Glass, Stall Shower, Upgraded Countertops, Walk-in Closet(s), Wet/Dry Bar, Window Treatments, Wood Floors, 3 Fireplace(s), Fireplace - Glass Doors, Gas/Propane, Insert, Mantel(s), Built-In Microwave, Dishwasher, Disposal, Dryer, Extra Refrigerator/Freezer, Oven/Range-Gas, Range Hood, Refrigerator, Stainless Steel Appliances, Washer, Accessibility Features: None, Electric Alarm, Exterior Cameras, Security System, Smoke Detector, Door Features: French, Window Features: Bay/Bow, Double Hung, Palladian, Transom, Upper Floor Laundry
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Exterior Features

Exterior Features:	Extensive Hardscape, Exterior Lighting, Stone Retaining Walls, Deck(s), Patio(s)
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Utilities

Utilities:	Ceiling Fan(s), Central A/C, Zoned, Cooling Fuel: Electric, Heating: Forced Air, Zoned, Heating Fuel: Natural Gas, Hot Water: Natural Gas, Water Source: Public, Sewer: Public Sewer
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Remarks

Scrupulously planned, The Reserve, is the apogee of luxury living in McLean, Virginia. The venerated Adrian Edwards Custom Homes forged this extraordinary estate on a lush one-acre cul-de-sac lot. Stone monuments, illuminated by iron lanterns, flank the paver motor court. A culmination of brick and stone composes the exceptional exterior facade. Beyond the double door entry, the sweeping curved staircase, with iron balusters, accentuates the circular two-story foyer. Solid sand-in place hardwood floors, transom windows, and 10' ceilings, graced by custom crown moldings, are highlights throughout the main level. A bowed bay window radiates light through the living room centered by it's magnificent Carrara marble fireplace hearth anchoring the room. Break bread and celebrate with guests while hosting magnificent dinner parties in the banquet-sized dining room. Accessible through the butler's pantry, the sizable gourmet kitchen opens to the family, breakfast, and sunrooms. The under-mount lighting from the custom milled cabinetry illuminates the granite countertops and travertine backsplash, which is inlaid with intricate metallic accents. Appointed with Subzero, Wolf, Fischer & Paykel, Dacor, and Bosch appliances, the kitchen will inspire your inner chef. An expansive contrasting center island is pierced by an elongated prep sink that serves a champagne and wine trough. Ceramic tile flooring continues from the kitchen into the sunroom, with plantation shutters, and into the breakfast room, which has French doors to the rear deck. Architectural pillars define the voluminous family room featuring marble on the fireplace surround and in the display niche. The executive office, prep kitchen, mudroom, two powder rooms complete the main level. Front and rear staircases provide access to the upper level. Boasting built-in cabinetry, tray ceiling, fireplace, two walk-in closets, and a sitting room, the master suite creates the ideal owners' retreat. In the spa master bath, the center jacuzzi tub is positioned in front of the dual entry walk-in shower with its stained glass inset window. Generously sized espresso split vanities, with granite countertops, provide a calm space while you prepare to greet the day. Four additional oversized bedrooms, all with walk-in closets and ensuite bathrooms, plus a spacious laundry room, finish the upper level. The walk-out lower level features a full bar, with granite countertops, overlooking the bowed recreation room, with tray ceiling, billiards area, and den. An enormous flex space can serve as a fitness center or home theatre. Generous amounts of storage space lie in three storage rooms, two of which are finished. The three-car garage has extended height ceilings and an additional storage wing. Enjoy al fresco dining from the rear deck or covered slate patio, both sharing views of the fully fenced backyard and wooded common area.

Directions

North West on Old Dominion, Right on Dominion Reserve, Left on Montvale Way, Left on Private Driveway, House will be on the Right.

Listing Details

Original Price:	\$2,495,000	DOM:	1
Vacation Rental:	No	Lease Considered:	Yes
Sale Type:	Standard	Documents Available:	House Plans Available, Seller's Property Disclosure
Listing Term Begins:	04/15/2020	Pets Allowed:	Yes
Possession:	Settlement	Pet Restrictions:	No Pet Restrictions
Federal Flood Zone:	No		
Disclosures:	Prop Disclosure, Subject to Condo/HOA Docs		
Other Equipment:	None		

