

## Client Full

**7849 Montvale Way, Mclean, VA 22102**

**Active Under Contract Residential**

**\$2,850,000**



### Recent Change:

**03/16/2021 : Active Under Contract : ACT->A/C**

MLS #:	VAFX1180028	Beds:	6
Tax ID #:	0204 29 0161	Baths:	6
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	7,704 / Estimated
Association:	HOA	Price / Sq Ft:	369.94
Structure Type:	Detached	Year Built:	2001
Levels/Stories:	3	Property Condition:	Excellent
Furnished:	No	Style:	Colonial
Waterfront:	No	Central Air:	Yes
Views:	Trees/Woods	Basement:	Yes
Garage:	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
Transportation:	Bus Stop less than 1 mile, Metro/Subway Station 1 to 3 miles		

### Association / Community Info

HOA:	Yes	HOA Fee:	\$435 / Monthly
HOA Name:	THE RESERVE HOMEOWNERS ASSOCIATION		
Prop Mgmt Company:	Unknown Company		
Property Manager:	Yes		
Association Fee Incl.:	Common Area Maintenance, Security Gate		
Amenities:	Meeting Room, Security		

### Taxes and Assessment

Tax Annual Amt / Year:	\$29,610 / 2021	Tax Assessed Value:	\$2,366,940 / 2021
County Tax:	\$28,224 / Annually	Imprv. Assessed Value:	\$1,418,940
Clean Green Assess:	No	Land Assessed Value:	\$948,000
Zoning:	110	Special Assmt:	\$1,386.66
Tax Book:	204	Land Use Code:	132
		Section:	1A
		Block/Lot:	161

### Rooms

	Bed	Bath
Upper 1	5	5 Full
Lower 1	1	1 Full

### Building Info

Builder Model:	Woodley	Construction Materials:	Brick, Stone
Builder Name:	Gulick Group	Below Grade Unfin SQFT:	500 / Estimated
Above Grade Fin SQFT:	7,704 / Estimated	Flooring Type:	Carpet, Ceramic Tile, Hardwood
Below Grade Fin SQFT:	2,396 / Estimated	Roof:	Shingle
Total Below Grade	2,896 / Estimated		

SQFT:  
 Total Fin SQFT: 10,100 / Estimated  
 Tax Total Fin SQFT: 7,704  
 Total SQFT: 10,600 / Estimated  
 Wall & Ceiling Types: 9Ft+ Ceilings, Vaulted Ceilings  
 Basement Type: Daylight, Full, Fully Finished,  
 Heated, Outside Entrance, Rear  
 Entrance, Walkout Level

### Lot

Lot Acres / SQFT:	0.97a / 42267sf / Assessor	Lot Features:	Backs to Trees, Cul-de-sac, Front
Views:	Trees/Woods		Yard, Landscaping, Rear Yard, Trees/Wooded

### Ground Rent

Ground Rent Exists: No

### Parking

Attached Garage - # of Spaces	4	Features:	Attached Garage, Additional Storage Area, Garage Door Opener, Garage - Front Entry, Oversized Garage, Circular Driveway
<b>Total Parking Spaces</b>	<b>4</b>		

### Interior Features

Interior Features: Additional Stairway, Attic, Bar, Built-Ins, Butlers Pantry, Carpet, Chair Railings, Combination Kitchen/Living, Crown Moldings, Curved Staircase, Family Room Off Kitchen, Floor Plan - Open, Kitchen - Gourmet, Pantry, Recessed Lighting, Soaking Tub, Studio, Tub Shower, Upgraded Countertops, Wainscotting, Walk-in Closet(s), Wood Floors, 3 Fireplace(s), Fireplace - Glass Doors, Gas/Propane, Mantel(s), Marble, Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Icemaker, Microwave, Oven - Wall, Refrigerator, Stainless Steel Appliances, Washer, Water Heater, Accessibility Features: None, Door Features: Double Entry, Sliding Glass, Window Features: Double Pane, Main Floor Laundry

### Exterior Features

Exterior Features: BBQ Grill, Extensive Hardscape, Exterior Lighting, Flood Lights, Other, Stone Retaining Walls, Balcony, Deck(s), Patio(s)

### Utilities

Utilities: Central A/C, Cooling Fuel: Electric, Heating: Forced Air, Heating Fuel: Natural Gas, Hot Water: Natural Gas, Water Source: Public, Sewer: Septic < # of BR

### Remarks

Public: Welcome home to The Reserve, one of McLean's most prestigious neighborhoods! You can relax, entertain and enjoy the gorgeous views in this stunning Gulick Group-built home. The professional landscaping includes a new multi-tiered Trex deck, Viking grill and stone fireplace, koi pond, and dramatic waterfalls. The property offers exceptional privacy, sitting at the end of a cul-de-sac on a lot measuring nearly 1 acre. The 10,000+ square-foot home includes dramatic features on all three levels, such as the 10-foot high ceilings on the main level, gleaming hardwood floors, and a separate entrance for the spacious 575 square foot private office. Each of the 6 bedrooms has its own en suite bath. The well-appointed theater, billiards room, and gym include ample space for hosting friends or exercising. A four-car garage opens onto a large, circular driveway. Highly rated nearby schools: Churchill Road Elementary, Cooper Middle, and Langley High.

### Directions

123 to Old Dominion to Dominion Reserve to Montvale Way

### Listing Details

Original Price:	\$2,850,000	DOM:	5
Vacation Rental:	No	Lease Considered:	No
Sale Type:	Standard	Home Warranty:	No
Listing Term Begins:	03/12/2021		
Possession:	Settlement		
Disclosures:	Prop Disclosure, Subject to VA POA		



