

## Client Full

**7825 Loughran Rd, Mclean, VA 22102**

**Active Under Contract Residential**

**\$2,685,000**



### Recent Change:

**04/04/2021 : Active Under Contract : ACT->A/C**

MLS #:	VAFX1187740	Beds:	5
Tax ID #:	0204 29 0085	Baths:	5 / 2
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	6,232 / Estimated
Association:	HOA	Price / Sq Ft:	430.84
Structure Type:	Detached	Year Built:	2002
Levels/Stories:	3	Property Condition:	Excellent
Waterfront:	No	Style:	French
Garage:	Yes	Central Air:	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 HOA	Association Recreation Fee:	No
Association Fee Incl.:	Lawn Care Front, Management, Reserve Funds, Security Gate, Trash		
Amenities:	Common Grounds, Security		

### Taxes and Assessment

Tax Annual Amt / Year:	\$25,001 / 2020	Tax Assessed Value:	\$2,007,110 / 2021
County Tax:	\$23,830 / Annually	Imprv. Assessed Value:	\$1,063,110
Clean Green Assess:	No	Land Assessed Value:	\$944,000
Loss Mitigation Fee:	No	Special Assmt:	\$1,170.81
Agricultural Tax Due:	No	Historic:	No
Zoning:	110	Land Use Code:	132
Tax Book:	204	Section:	3
		Block/Lot:	85

### Rooms

	Bed	Bath
Main		2 Half
Upper 1	4	4 Full
Lower 1	1	1 Full

### Building Info

Builder Name:	BASHEER EDGEMOORE	Construction Materials:	Synthetic Stucco
Above Grade Fin SQFT:	6,232 / Estimated	Below Grade Unfin SQFT:	150 / Estimated
Below Grade Fin SQFT:	2,668 / Estimated	Flooring Type:	Hardwood
Total Below Grade SQFT:	2,818 / Estimated	Roof:	Composite
Total Fin SQFT:	8,900 / Estimated		
Tax Total Fin SQFT:	5,899		
Total SQFT:	9,050 / Estimated		
Basement Type:	Connecting Stairway, Full, Fully		

Finished, Outside Entrance

### Lot

Lot Acres / SQFT: 0.93a / 40307sf / Assessor  
Location Type: Corner Lot/Unit

### Ground Rent

Ground Rent Exists: No

### Parking

Attached Garage - # of Spaces	3	Features:	Attached Garage, Garage - Side Entry, Asphalt Driveway
<b>Total Parking Spaces</b>	<b>3</b>		

### Interior Features

Interior Features: Bar, Breakfast Area, Built-Ins, Crown Moldings, Dining Area, Floor Plan - Open, Kitchen - Gourmet, Kitchen - Island, Upgraded Countertops, Window Treatments, Wood Floors, 4 Fireplace(s), Fireplace - Glass Doors, Gas/Propane, Cooktop, Dishwasher, Disposal, Dryer - Front Loading, Extra Refrigerator/Freezer, Icemaker, Microwave, Oven - Double, Range Hood, Refrigerator, Trash Compactor, Washer - Front Loading, Water Heater, Accessibility Features: None, 24 Hour Security, Main Floor Laundry

### Exterior Features

Exterior Features: Lawn Sprinkler, Water Fountains

### Utilities

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

### Remarks

Public: Stunning Basheer Edgemore built masterpiece is sited prominently on almost an acre lot in the prestigious RESERVE estate community. Inviting light-filled open floor plan with soaring ceilings . Totally renovated in the last couple of years, including brand new kitchen, all new bathrooms, and flooring (over \$350,000 in upgrades and improvements). Beautiful hardscape with an expansive patio. Lower Level featuring home theater, fitness room, game room and wet bar. The Reserve is a great neighborhood for walking, biking and for immediate access to 495 and the Toll Road. Guard service is provided 24/7

### Directions

From Tysons Corner, Beltway 495N, Rt.193 W/Georgetown Pike, Left onto Centrillion Dr, Left on Loughran Road.

### Listing Details

Original Price:	\$2,685,000	DOM:	3
Vacation Rental:	No	Home Warranty:	No
Sale Type:	Standard		
Listing Term Begins:	04/02/2021		
Possession:	Negotiable, Settlement		
Federal Flood Zone:	No		

