

# Client Full

7800 Meritage, Mclean, VA 22102

Active Under Contract

Residential

\$3,975,000



## Recent Change:

01/22/2022 : Active Under Contract : ACT->A/C

|                     |              |                       |                  |
|---------------------|--------------|-----------------------|------------------|
| MLS #:              | VAFX2039280  | Beds:                 | 7                |
| Tax ID #:           | 0204 29 0150 | Baths:                | 6 / 2            |
| Ownership Interest: | Fee Simple   | Above Grade Fin SQFT: | 7,823 / Assessor |
| Association:        | HOA          | Price / Sq Ft:        | 508.12           |
| Structure Type:     | Detached     | Year Built:           | 2006             |
| Levels/Stories:     | 3            | Property Condition:   | Very Good        |
| 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            |                  |                               |
| Legal Subdivision: | GARFIELD PARK |                  |                               |
| Subdiv / Neigh:    | THE RESERVE   |                  |                               |

## Association / Community Info

|                        |                                                   |          |                 |
|------------------------|---------------------------------------------------|----------|-----------------|
| HOA:                   | Yes                                               | HOA Fee: | \$435 / Monthly |
| Association Fee Incl.: | Lawn Care Front, Management, Other, Security Gate |          |                 |
| Amenities:             | Security                                          |          |                 |

## Taxes and Assessment

|                        |                     |                         |                       |
|------------------------|---------------------|-------------------------|-----------------------|
| Tax Annual Amt / Year: | \$34,039 / 2021     | Tax Assessed Value:     | \$2,844,840 / 2021    |
| County Tax:            | \$32,431 / Annually | Imprv. Assessed Value:  | \$1,904,840           |
| City/Town Tax:         | Annually            | Land Assessed Value:    | \$940,000             |
| Clean Green Assess:    | No                  | Special Assmt:          | \$1,607.31 / Annually |
| Refuse Fee:            |                     | Tax Other Annual Assmt: | \$1,374               |
| Zoning:                | 110                 | Historic:               | No                    |
| Tax Book:              | 204                 | Land Use Code:          | 011                   |
|                        |                     | Section:                | 4                     |
|                        |                     | Block/Lot:              | 150                   |

## Rooms

|         | Bed | Bath           |
|---------|-----|----------------|
| Main    | 1   | 1 Full, 1 Half |
| Upper 1 | 5   | 4 Full         |
| Lower 1 | 1   | 1 Full, 1 Half |

## Building Info

|                       |                                                                                           |                         |                  |
|-----------------------|-------------------------------------------------------------------------------------------|-------------------------|------------------|
| Builder Name:         | ADRIAN EDWARDS                                                                            | Construction Materials: | Stucco           |
| Above Grade Fin SQFT: | 7,823 / Assessor                                                                          | Roof:                   | Asphalt, Shingle |
| Total Fin SQFT:       | 7,823 / Assessor                                                                          |                         |                  |
| Tax Total Fin SQFT:   | 7,823                                                                                     |                         |                  |
| Total SQFT:           | 7,823 / Assessor                                                                          |                         |                  |
| Foundation Details:   | Other                                                                                     |                         |                  |
| Basement Type:        | Connecting Stairway, Daylight, Partial, Heated, Improved, Outside Entrance, Rear Entrance |                         |                  |

## Lot

|                   |                            |
|-------------------|----------------------------|
| Lot Acres / SQFT: | 0.86a / 37269sf / Assessor |
|-------------------|----------------------------|

## Parking

|                               |   |           |                                                 |
|-------------------------------|---|-----------|-------------------------------------------------|
| Attached Garage - # of Spaces | 3 | Features: | Attached Garage, Driveway, Garage - Side Entry, |
|-------------------------------|---|-----------|-------------------------------------------------|

**Interior Features**

Interior Features: Breakfast Area, Built-Ins, Crown Moldings, Dining Area, Entry Level Bedroom, Family Room Off Kitchen, Kitchen - Eat-In, Kitchen - Gourmet, Kitchen - Island, Kitchen - Table Space, Primary Bath(s), Upgraded Countertops, Wet/Dry Bar, Wood Floors; Fireplace(s): 6, Gas/Propane; Dishwasher, Disposal, Dryer - Front Loading, Exhaust Fan, Oven - Double, Oven/Range - Gas, Range Hood, Refrigerator, Washer - Front Loading, Washer/Dryer Hookups Only, Water Heater; Accessibility Features: None; Security System, Smoke Detector

**Exterior Features**

Exterior Features: Pool: Yes - Personal

**Utilities**

Utilities: Central A/C, Heat Pump(s), Zoned; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Electric, Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Private Sewer

**Remarks**

Inclusions: Parking Included In ListPrice, Parking Included In SalePrice

Public: The Reserve | Custom Home Section | Spectacular custom-built French country residence in highly desirable Reserve community. Flowing layout w/ designer finishes throughout, gourmet kitchen, expansive master suite with fireplace, sitting room & luxurious master bath. The lower level has been completely renovated with beautiful new flooring, oversized temperature controlled wine cellar, and kitchenette. Also included is an exercise room, home theater, and lower level bedroom. Backyard offers a pool, spa and beautiful hardscaping. Circular driveway & 3-car garage. The Reserve I Estate community situated on 258 wooded acres featuring 24 hour security and other services available from the security staff stationed @ The Reserve Gatehouse.

**Directions**

From Old Dominion, right into the reserve, left on Glenhaven, right on Founders Ridge, Right on Meritage, straight ahead, sign on property.

**Listing Details**

|                      |                 |      |    |
|----------------------|-----------------|------|----|
| Original Price:      | \$3,975,000     | DOM: | 17 |
| Vacation Rental:     | No              |      |    |
| Sale Type:           | Standard        |      |    |
| Listing Term Begins: | 01/06/2022      |      |    |
| Possession:          | Settlement      |      |    |
| Disclosures:         | Prop Disclaimer |      |    |