



Tania Hosmer

Keller Williams Realty

"It's Not Your Father's Real Estate Market Anymore."

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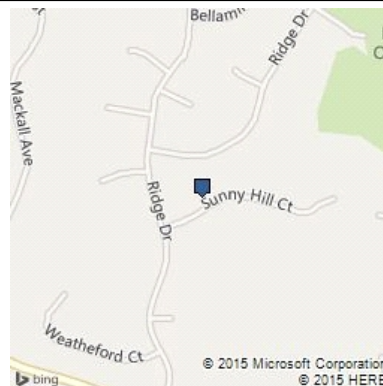
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Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX8590742 - FAIRFAX
6528 SUNNY HILL CT, MCLEAN, VA 22101

Full Listing
Residential



Status: Cntg/No Ko
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right

Style: Colonial
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 1
Model: Fairfax D

List Price: \$1,210,000
Inc City/Town:
Zip: 22101 - 1639
Election District: LANGLEY
Transaction Type: Standard
ADC Map Coord: GOOGLE

Adv Sub: Langley Oaks
Legal Sub: LANGLEY OAKS
Condo/Coop Proj Name: LANGLEYOAKS HOMEOWNERS ASSC

Area:

Tax ID: 21-4-18- -57
HOA Fee: \$125.00/ Annually
C/C Fee: /

Total Taxes: \$11,246
Tax Year: 2014
Lot AC/SF: .67/29,395

Level Location:
Age: 37
Year Built: 1978

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:	4	0	4		0	
Full Baths:	2	0	2		0	
Half Baths:	1	1	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Bedroom-First	12 x 12	Upper 1	Carpet	
Bedroom-Second	13 x 11	Upper 1	Carpet	
Bedroom-Third	14 x 11	Upper 1	Carpet	
Bedroom-Master	19 x 14	Upper 1	Carpet	
Dining Room	15 x 12	Main	Hardwood	
Family Rm	27 x 14	Main	Carpet	Wood Burning
Foyer		Main	Ceramic Tile	
Kitchen	20 x 12	Main		
Living Room		Main	Hardwood	
Unfinished Bsmt	27 x 14	Lower 1		
Utility Room		Lower 1		
Den/Stdy/Lib	18 x 13	Main	Carpet	

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Kitchen, Family Rm, Unfinished Bsmt, Foyer, Bedroom-First, Den/Stdy/Lib, Utility Room

Main Entrance: Foyer

Interior Style: Floor Plan-Open, Floor Plan-Traditional

Dining/Kitchen: Kit-Table Space, Eat-In Kitchen, Sep Dining Rm

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Ice maker, Oven-Wall, Refrigerator, Washer, Humidifier

Amenities: Attach Mstr Bath, Auto Gar Dr Opn, Crown Molding, Drapes/Curtains, Wood Floors, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Master Walk-in Closet, W/W Carpeting, Walk-in Closet(s), Wet Bar/Bar, Attic-Access Only, Chair Railing, Double Vanities, FP Screen, Shades/Blinds, Sump Pump

Security:

Windows/Doors: Recessed Lighting, Skylight(s)

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Partially Finished, Side Entrance, Space For Rooms, Windows, Workshop

Basement Entrance: Connect Stair, Inside Access, Side Entrance

Handicap: Other

Unit Description:

R-Factor Basement:

House Dimensions: x

Above Grade Unfinished:

Below Grade Finished: 192

R-Factor Ceilings:

SQFT-Tot Fin: 3042

Above Grade Finished: 2850

Below Grade Unfinished: 1208

R-Factor Walls:

Tax Living Area: 2,799

Directions:

From 495: Travel East on 193/Georgetown Pike, Left on Ridge Dr., Rt. on Sunny Hill Ct.

REMARKS**Internet/Public:**

Come see Holland in your new backyard! Thousands of bulbs are ready to bloom on .67 acres w/cul'd'sac. Move-in ready with fresh paint, carpet, hardwood floors, recent updated bathrooms, kitchen updated/appliances 2012, crown molding/chair rail accents, fireplace, expansive main level w/auxiliary office/library/playroom/music room, walk to Langley High School, minutes to Tyson's/DC/Metro.

EXTERIOR**Building Sites/Lots:**

Lot Dimension: x x

Lot Acres/Sqft: .67/29,395

Exterior: Deck, Sidewalks, Street Lights

Exterior Construction: Brick

Lot Description: Landscaping, No thru street

Other Buildings: Above Grade, Below Grade

Original Builder:

New Construction: No

Property Condition: Shows Well, Renov/Remod

Roads:

Roofing: Composite

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

PARKING

Parking: Garage

Garage Type: Attached

Carport Type:

Parking Incl in List Price: Yes

Parking Incl in Sale Price: No

Gar/Carpt/Assgn Sp: 2//

Parking Space #:

Parking Block/Square:

UTILITIES

Heat System: Heat Pump(s)

Cool System: Heat Pump(s)

Water: Public

Sewer Septic: Public Sewer

TV/Cable/Comm: Fiber Optics at Dwelling

Heat Fuel: Electric

Cool Fuel: Electric

Hot Water: Electric

FINANCIAL INFORMATION**Earnest Money:**

Total Taxes: \$11,246

Tax Year: 2014

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$460

Improvements: \$515,870

Investor Ratio:

County Tax: \$10,786

Tap:

Front Foot Fee:

Yr Assessed: 2015

Total Tax Assessment: \$1,061,870

Total Units:

Project Approved:

Possession: Negotiable, Other, Settlement, Immediate

HOA/CONDO

HOA Fee: \$125.00/ Annually

Condo/Coop Fee: /

HOA/Condo/Coop Amenities: Jogging / Walking Path

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

HOA: Yes

LEGAL INFORMATION

Tax Map: 0214 18 0057

Section: 1

Liber:

Zoning Code: 110

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure

Documents: Plat

Special Permits:

Lot #: 57

Phase:

Folio: 214

Master Plan Zoning:

Block/Square:

Parcel Number:

Broker Name: Long & Foster Real Estate, Inc.

List Date: 01-Apr-2015

VRP: No

Low Price: \$1,210,000

Orig List Price: \$1,235,000

Prior List Price: \$1,235,000

Status Change Date: 29-Apr-2015

Off Mkt Date:

DOM-MLS: 28

DOM-Prop: 28

SOLD INFORMATION

Contingency Type: Contingent on Appraisal

Contract Date: 14-May-2015

Last Cont Expires: 28-May-2015

Sell/Rent Agency:

of Hrs to KO:

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Information is believed to be accurate, but should not be relied upon without verification.

Accuracy of square footage, lot size, schools and other information is not guaranteed.

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