



Tania Hosmer

Keller Williams Realty

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

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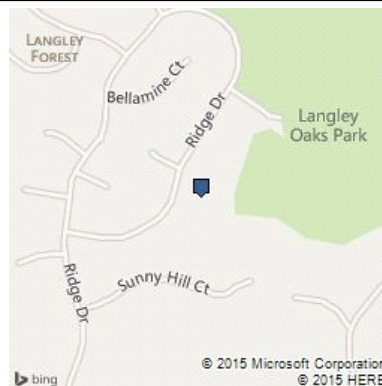
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Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX8562210 - FAIRFAX
722 RIDGE DR, MCLEAN, VA 22101

Full Listing
Residential



Status: Cntg/Ko
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Modified/Excl

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

Tax ID: 22-3-4- -106
HOA Fee: \$125.00/ Annually
C/C Fee: /

Style: Tudor
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 2
Model: Cameron

Total Taxes: \$12,528
Tax Year: 2014
Lot AC/SF: .66/28,552

List Price: \$1,365,000
Inc City/Town:
Zip: 22101 - 1620
Election District:
Transaction Type: Standard
ADC Map Coord: 000

Area:

Level Location:
Age: 36
Year Built: 1979

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:	6	0	5		1	
Full Baths:	3	0	2		1	
Half Baths:	1	1	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Kitchen	13 x 12	Main	Hardwood	
Foyer	9 x 12	Main	Ceramic Tile	
Living Room	22 x 14	Main	Hardwood	Wood Burning
Dining Room	13 x 9	Main	Hardwood	
Family Rm	18 x 13	Main	Carpet	Wood Burning
Den/Stdy/Lib	9 x 9	Main	Hardwood	
Lndry-Sep Rm	8 x 6	Main	Ceramic Tile	
Florida/Sun Rm	14 x 18	Main		
Bedroom-Master	15 x 15	Upper 1	Hardwood	
Bedroom-First	11 x 13	Upper 1	Hardwood	
Bedroom-Second	14 x 11	Upper 1	Hardwood	
Other Room 1	10 x 8	Upper 1	Hardwood	
Bedroom-Third	11 x 12	Upper 1	Carpet	
Bedroom-Fourth	11 x 13	Upper 1	Hardwood	
Recreation Rm	23 x 27	Lower 1	Carpet	
Bedroom-Fifth	12 x 16	Lower 1	Carpet	
Storage Room	12 x 10	Lower 1	Concrete	
Workshop	18 x 17	Lower 1	Concrete	

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Other Room 1, Foyer, Bedroom-First, Den/Stdy/Lib, Florida/Sun Rm, Lndry-Sep Rm, Storage Room, Workshop

Main Entrance:

Interior Style:

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

Appliances: Cooktop, Dishwasher, Disposal, Dryer-front loading, Extra Refrg/Frz, Icemaker, Microwave, Oven-Wall, Oven/Range-Electric, Refrigerator, Washer-front loading

Amenities: Attach Mstr Bath, Bath Ceramic Tile, Built-in Bookcases, Curved Stair, Double Vanities, Dual Entry Bathroom, FP Glass Doors, FP Mantels, Granite Counters, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Master Walk-in Closet, W/W Carpeting, Walk-in Closet(s), Wood Floors

Security:

Windows/Doors: Atrium Doors, French Doors, Recessed Lighting, Skylight(s), Sliding Glass Dr

Walls/Ceilings: Tray Ceilings, Vaulted Ceilings

Basement: Yes

Foundation:

Basement Type: Daylight, Full, Full, Fully Finished, Rear Entrance, Walkout Level, Windows, Workshop
Basement Entrance: Inside Access, Rear Entrance

Handicap: None

Unit Description:

R-Factor Basement:

House Dimensions: x

Above Grade Unfinished:

Below Grade Finished: 4916

Directions:

From Downtown McLean take Dolley Madison Blvd. going North. Make left on Georgetown Pike. Make Right on Ridge Drive. Make Right again on Ridge Drive. 722 Ridge Drive will be on your Right.

R-Factor Ceilings:

SOFT-Tot Fin: 4916

Above Grade Finished:

Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 3,380

REMARKS

Internet/Public:

This spacious home boasts 6 BRs, 3.5 BAs, 2 Fpls & updates throughout. Kitchen fully renov. & features Eat-in Breakfast Area. Fully renov. MBA w/ custom cabinetry, heated floors, Jacuzzi tub & more. Professional landscape design w/ flagstone walkway & stone walls at entrance. Screened-in Porch & deck across entire rear of house. Proximity to Potomac River & backs to beautiful wooded parkland.

EXTERIOR

Building Sites/Lots:

Exterior: Deck, Porch-rear, Porch-screened, Porch

Exterior Construction: Brick, Brick and Siding

Lot Description: Backs to Trees, Bcks-PrkInd

Other Buildings: Below Grade

Original Builder:

Property Condition: Renov/Remod, Shows Well

Roads: Private Road, Paved

Roofing: Composite

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Lot Dimension: x x

Lot Acres/Sqft: .66/28,552

New Construction: No

Year Renovated:

PARKING

Parking: Garage

Garage Type: Attached

Carport Type:

Parking Incl in List Price: Yes

Gar/Carpt/Assgn Sp: 2//

Parking Space #:

Parking Block/Square:

Parking Incl in Sale Price: No

UTILITIES

Heat System: Forced Air

Cool System: Ceiling Fan(s), Central A/C

Water: Public

Sewer Septic: Public Sewer

TV/Cable/Comm:

Heat Fuel: Electric

Cool Fuel: Electric

Hot Water: Electric

FINANCIAL INFORMATION

Earnest Money:

Total Taxes: \$12,528

Tax Year: 2014

Assessments:

Land: \$551,000

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$513

Improvements: \$551,300

Investor Ratio:

County Tax: \$12,015

Tap:

Front Foot Fee:

Yr Assessed: 2014

Total Tax Assessment: \$1,102,300

Total Units:

Project Approved:

Possession: Negotiable

HOA: Yes

HOA/CONDO

HOA Fee: \$125.00/ Annually

Condo/Coop Fee: /

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes: CAM, Snow Removal

HOA/Condo/Coop Management:

LEGAL INFORMATION

Tax Map: 0223 04 0106

Section: 2

Liber:

Zoning Code: 111

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure

Documents:

Special Permits:

Lot #: 106

Phase:

Folio: 223

Master Plan Zoning:

Block/Square:

Parcel Number:

Broker Name: Keller Williams Realty

List Date: 26-Feb-2015

VRP: No

Low Price: \$1,365,000

Orig List Price: \$1,435,000

Prior List Price: \$1,435,000

Status Change Date: 19-Apr-2015

Off Mkt Date:

DOM-MLS: 52

DOM-Prop: 52

SOLD INFORMATION

Contingency Type: Contingent on Appraisal

Contract Date: 19-Apr-2015

Last Cont Expires: 30-Jun-2015

Sell/Rent Agency:

of Hrs to KO: 120