



# Tania Hosmer

Keller Williams Realty

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

Cell: 703-403-8225

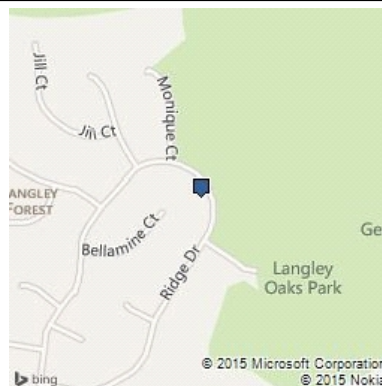
taniahosmer@gmail.com

Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX8599273 - FAIRFAX  
749 RIDGE DR, MCLEAN, VA 22101

Full Listing  
Residential



Status: Sold  
Close Date: 14-May-2015  
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: 22-1-2- -137  
HOA Fee: \$125.00/ Annually  
C/C Fee: /

Style: Colonial  
Seller Subsidy: \$0  
Type: Detached  
TH Type:  
#Levels: 3  
Auction: No  
#Fireplaces: 1  
Model: Expanded Colonial

Total Taxes: \$11,055  
Tax Year: 2014  
Lot AC/SF: .46/20,000

List Price: \$1,198,500  
Close Price: \$1,180,000  
Inc City/Town:  
Zip: 22101 -  
Election District:  
Transaction Type: Standard  
ADC Map Coord: 8K4

Area:

Level Location:  
Age: 34  
Year Built: 1981

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:	3	0	2		1	
Half Baths:	1	1	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Living Room	17 x 13	Main	Hardwood	
Dining Room	13 x 11	Main	Hardwood	
Kitchen	17 x 15	Main	Hardwood	
Breakfast Room	10 x 8	Main	Hardwood	
Family Rm	19 x 13	Main	Hardwood	Wood Burning
Bedroom-Master	19 x 13	Upper 1	Carpet	
Bedroom-Second	12 x 12	Upper 1	Carpet	
Bedroom-Third	12 x 11	Upper 1	Hardwood	
Bedroom-Fourth	12 x 9	Upper 1	Carpet	
Foyer	14 x 10	Main	Hardwood	
Laundry-Kit Lvl	13 x 9	Main	Ceramic Tile	
Recreation Rm	18 x 13	Lower 1	Carpet	
Den	12 x 11	Lower 1	Carpet	
Other Room 1	18 x 15	Lower 1	Carpet	
Other Room 2	12 x 8	Lower 1	Carpet	

## FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Recreation Rm, Family Rm, Den, Other Room 1, Other Room 2, Foyer, Breakfast Room, Laundry-Kit Lvl

Main Entrance: Foyer, Center Hall

Interior Style: Floor Plan-Traditional

Dining/Kitchen: Fam Rm Off Kit, Gourmet, Kit-Breakfast Bar, Kit-Island, Sep Dining Rm

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Ice maker, Oven-Wall, Refrigerator, Six burner stove, Washer

Amenities: Auto Gar Dr Opn, Built-in Bookcases, Chair Railing, Crown Molding, Drapes/Curtains, FP Mantels, Granite Counters, MBR-BA Full, Master Walk-in Closet, Shades/Blinds, W/W Carpeting, Walk-in Closet(s), Wood Floors, Wainscoting

Security: Electric Alarm, Security System

Windows/Doors: Dble Pane Wind, French Doors, Insulated Door(s), Recessed Lighting

Walls/Ceilings: 2 Story Ceilings, Dry Wall

Basement: Yes

Foundation:

Basement Type: Connecting Stairway, Full, Fully Finished, Windows

Basement Entrance: Connect Stair

Handicap: None, Other

Unit Description:

R-Factor Basement:	R-Factor Ceilings:	R-Factor Walls:
House Dimensions: x	SOFT-Tot Fin: 3756	
Above Grade Unfinished:	Above Grade Finished: 2556	
Below Grade Finished: 1200	Below Grade Unfinished: 70	Tax Living Area: 2,556
Directions:		
From GW Parkway: South on Chain Bridge Road (Route 123) to right on Georgetown Pike (Route 193) to right on Ridge Drive to home almost at rear.		

#### REMARKS

Internet/Public:  
Fabulous upgraded colonial in terrific Langley Oaks!! Loaded with upgrades including expanded gourmet kitchen with stunning cabinetry; granite; top-of-the-line appliances by Viking, Bosch & GE; skylights; and large island! Relaxing remodeled master bath!! Custom moldings, hardwood floors, and more! Wonderful finished lower level with rec room and den. Great private lot!

#### EXTERIOR

Building Sites/Lots:	Lot Dimension: x x	Lot Acres/Sqft: .46/20,000
Exterior: Fenced - Rear, Patio, Underground Utilities, Fence		
Exterior Construction: Brick and Siding		
Lot Description: Private		
Other Buildings: Above Grade, Below Grade		
Original Builder:		New Construction: No
Property Condition: Shows Well		
Roads: State		
Roofing: Cedar/Shake		
Soil Type:		
Topography: Rolling		
Transportation:		
View/Exposure: Trees		
Year Converted:	Year Renovated:	

#### PARKING

Parking: Garage		# Gar/Carpt/Assgn Sp: 2//
Garage Type: Attached, Front Loading Garage		Parking Space #:
Carport Type:		Parking Block/Square:
Parking Incl in List Price: Yes	Parking Incl in Sale Price: Yes	

#### UTILITIES

Heat System: Forced Air	Heat Fuel: Electric
Cool System: Central A/C	Cool Fuel: Electric
Water: Public	Hot Water: Electric
Sewer Septic: Public Sewer	
TV/Cable/Comm: Cable-Prewired, CATV/Dwelling, Udgrd Utils	

#### FINANCIAL INFORMATION

Earnest Money:	Other Fees: /	
Total Taxes: \$11,055	City/Town Tax:	County Tax:
Tax Year: 2014	Refuse Fee:	Tap:
	Water/Sewer Hook-up:	Front Foot Fee:
Assessments:	Special Tax Assess: \$452	Yr Assessed: 2014
Land: \$520,000	Improvements: \$452,710	Total Tax Assessment: \$972,710
	Investor Ratio:	Total Units:
Project Approved:		
Possession: Negotiable, Settlement		

#### HOA/CONDO

HOA Fee: \$125.00/ Annually	HOA: Yes
Condo/Coop Fee: /	
HOA/Condo/Coop Amenities: Common Grounds	
HOA/Condo/Coop Rules: Altr/Arch Chgs, Fencing, Other, RV/Boat/Trail, Restrictions	
HOA/Condo/Coop Fee Includes: CAM	
HOA/Condo/Coop Management: Prof-Off Site	

#### LEGAL INFORMATION

Tax Map: 0221 02 0137	Lot #: 137	Block/Square:
Section: 2	Phase:	Parcel Number:
Liber:	Folio:	
Zoning Code:	Master Plan Zoning:	
Historic Designation ID:		
Contract Info: Comp-Settled Price, Other		
Disclosures: Prop Disclosure		
Documents:		
Special Permits:		

Broker Name: Long & Foster Real Estate, Inc.

List Date: 09-Apr-2015	Orig List Price: \$1,198,500	Off Mkt Date:
VRP: No	Prior List Price:	DOM-MLS: 13
Low Price: \$1,198,500	Status Change Date: 18-May-2015	DOM-Prop: 104

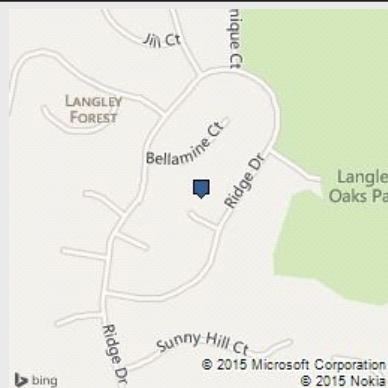
#### SOLD INFORMATION

Contract Date: 22-Apr-2015	Sell/Rent Agency: Buyer Agency	
Close Date: 14-May-2015	Close Price: \$1,180,000	Seller Subsidy: \$0
Selling/Rental Office: AHR4		

# Metropolitan Regional Information Systems, Inc.

FX8549193 - FAIRFAX  
6504 URSLINE CT, MCLEAN, VA 22101

Full Listing  
Residential



Status: Sold	Style: Colonial	List Price: \$1,200,000
Close Date: 08-May-2015	Seller Subsidy: \$0	Close Price: \$1,200,000
Ownership: Fee Simple	Type: Detached	Inc City/Town:
Sale or Rental: Sale	TH Type:	Zip: 22101 - 1642
Listing Type: Excl. Right	#Levels: 3	Election District:
	Auction: No	Transaction Type: Standard
	#Fireplaces: 1	ADC Map Coord: GOOGLE
	Model:	
Adv Sub: Langley Oaks		Area:
Legal Sub: LANGLEY OAKS		
Condo/Coop Proj Name: LANGLEY OAKS HOMEOWNER ASSN		
Tax ID: 22-3-4- -147	Total Taxes: \$11,792	Level Location:
HOA Fee: \$125.00/ Annually	Tax Year: 2014	Age: 36
C/C Fee: /	Lot AC/SF: .57/24,841	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:	4	0	4		0	
Full Baths:	3	0	2		1	
Half Baths:	1	1	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Living Room		Main		
Dining Room		Main		
Kitchen		Main		
Family Rm		Main		
Lndry-Sep Rm		Main	Ceramic Tile	
Bedroom-Master				
Bedroom-Second		Upper 1		
Bedroom-Third		Upper 1		
Bedroom-Fourth		Upper 1		
Recreation Rm		Lower 1	Bamboo	
Utility Room		Lower 1	Concrete	
Den/Stdy/Lib		Lower 1	Bamboo	

## FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Recreation Rm, Family Rm, Den/Stdy/Lib, Lndry-Sep Rm, Utility Room  
Main Entrance: Foyer  
Interior Style: Floor Plan-Traditional  
Dining/Kitchen: Sep Dining Rm, Breakfast nook  
Appliances: Dishwasher, Disposal, Dryer, Humidifier, Icemaker, Microwave, Refrigerator, Washer  
Amenities: Attach Mstr Bath, Auto Gar Dr Opn, Bath Ceramic Tile, Built-in Bookcases, Chair Railing, Crown Molding, FP Mantels, FP Screen, Granite Counters, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Master Walk-in Closet, Sump Pump, W/W Carpeting, Washer/Dryer Hookup, Wood Floors  
Security:  
Windows/Doors: Recessed Lighting, Sliding Glass Dr  
Walls/Ceilings:

Basement: Yes	Foundation:	
Basement Type: Fully Finished, Heated, Improved, Windows		
Basement Entrance: None		
Handicap: None		
Unit Description:		
R-Factor Basement:	R-Factor Ceilings:	R-Factor Walls:
House Dimensions: x	SQFT-Tot Fin: 0	
Above Grade Unfinished:	Above Grade Finished:	
Below Grade Finished:	Below Grade Unfinished:	Tax Living Area: 2,436

Directions:  
From I-495, exit on Georgetown Pike (Rt. 93) towards Langley HS. Turn left on Ridge Drive, turn right to stay on Ridge Drive, left on Ursline Court to 6504 on right.

## REMARKS

Internet/Public:  
Handsomely updated, mint condition colonial in sought after Langley Oaks on beautifully landscaped half acre lot on cul de sac \* Light-filled living & dining rooms \* Cozy family room w/ wood-burning fireplace w/ mantle & marble surround flanked by custom built-in cabinets \* Finished lower level w/ bamboo flooring, rec rm, office/hobby rm & full bath \* Private backyard w/ large deck \* Relo docs

**EXTERIOR**

Building Sites/Lots:

Exterior: Deck, Sidewalks, Porch-front

Exterior Construction: Brick, Combination

Lot Description:

Other Buildings:

Original Builder:

Property Condition:

Roads:

Roofing:

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Lot Dimension: x x

Lot Acres/Sqft: .57/24,841

New Construction: No

Year Renovated:

**PARKING**

Parking: Garage, Attached, Garage Door Opener

Garage Type: Attached, Front Loading Garage

Carport Type:

Parking Incl in List Price: No

# Gar/Carpt/Assgn Sp: 2//

Parking Space #:

Parking Block/Square:

Parking Incl in Sale Price: No

**UTILITIES**

Heat System: Heat Pump(s)

Cool System: Central A/C, Heat Pump(s)

Water: Public

Sewer Septic: Public Sewer

TV/Cable/Comm:

Heat Fuel: Electric

Cool Fuel: Electric

Hot Water: Electric

**FINANCIAL INFORMATION**

Earnest Money:

Total Taxes: \$11,792

Tax Year: 2014

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$482

Improvements: \$515,610

Investor Ratio:

County Tax: \$11,310

Tap:

Front Foot Fee:

Yr Assessed: 2014

Total Tax Assessment: \$1,037,610

Total Units:

Project Approved:

Possession: Settlement

**HOA/CONDO**

HOA Fee: \$125.00/ Annually

Condo/Coop Fee: /

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

HOA: Yes

**LEGAL INFORMATION**

Tax Map: 0223 04 0147

Section: 2

Liber:

Zoning Code: 111

Historic Designation ID:

Contract Info: Relo/Bank Addendum

Disclosures: Prop Disclosure

Documents:

Special Permits:

Lot #: 147

Phase:

Folio: 223

Block/Square:

Parcel Number:

Master Plan Zoning:

Broker Name: Washington Fine Properties, LLC

List Date: 06-Feb-2015

VRP: No

Low Price: \$1,200,000

Orig List Price: \$1,250,000

Prior List Price: \$1,250,000

Status Change Date: 09-May-2015

Off Mkt Date:

DOM-MLS: 68

DOM-Prop: 68

**SOLD INFORMATION**

Contract Date: 15-Apr-2015

Close Date: 08-May-2015

Selling/Rental Office: KWR13

Sell/Rent Agency: Buyer Agency

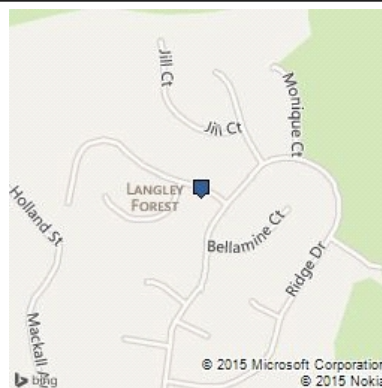
Close Price: \$1,200,000

Seller Subsidy: \$0

# Metropolitan Regional Information Systems, Inc.

FX8592639 - FAIRFAX  
6503 HEATHER BROOK CT, MCLEAN, VA 22101

Full Listing  
Residential



Status: Sold	Style: Colonial	List Price: \$1,149,900
Close Date: 08-May-2015	Seller Subsidy: \$0	Close Price: \$1,150,000
Ownership: Fee Simple	Type: Detached	Inc City/Town:
Sale or Rental: Sale	TH Type:	Zip: 22101 - 1609
Listing Type: Excl. Agency	#Levels: 3	Election District:
	Auction: No	Transaction Type: Standard
	#Fireplaces: 1	ADC Map Coord: GPS
	Model: Austen	
Adv Sub: Langley Oaks		Area:
Legal Sub: LANGLEY OAKS		Level Location:
Condo/Coop Proj Name: LANGLEY OAKS		Age: 32
		Year Built: 1983
Tax ID: 21-2-7- -302A	Total Taxes: \$11,031	
HOA Fee: \$125.00/ Annually	Tax Year: 2014	
C/C Fee: /	Lot AC/SF: .46/20,033	

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:	5	0	4		1	
Full Baths:	3	0	2		1	
Half Baths:	1	1	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Foyer	12 x 8	Main	Hardwood	
Living Room	21 x 13	Main	Hardwood	
Dining Room	15 x 11	Main	Hardwood	
Kitchen	13 x 12	Main	Hardwood	
Breakfast Room	14 x 9	Main	Hardwood	
Family Rm	21 x 15	Main	Hardwood	
Bedroom-Master	15 x 16	Upper 1	Carpet	
Bedroom-Second	10 x 12	Upper 1	Carpet	
Bedroom-Third	10 x 12	Upper 1	Carpet	
Sitting Room	15 x 10	Upper 1	Carpet	
Recreation Rm	21 x 13	Lower 1	Hardwood	
Bedroom-Fourth	14 x 12	Lower 1	Hardwood	
Den	10 x 12	Lower 1	Hardwood	

## FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Sitting Room, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Recreation Rm, Family Rm, Den, Foyer, Breakfast Room  
Main Entrance: Foyer  
Interior Style: Floor Plan-Traditional  
Dining/Kitchen: Fam Rm Off Kit, Sep Dining Rm, Breakfast nook  
Appliances: Cktp-Dwn Drft, Dishwasher, Disposal, Dryer, Microwave, Oven-Wall, Washer, Cooktop, Extra Refrg/Frz  
Amenities: Attach Mstr Bath, Attic-Access Only, Auto Gar Dr Opn, Chair Railing, Granite Counters, MBA/Sep Shwr, MBA/Sep Tub, Master Walk-in Closet, Sump Pump, Tub-Soaking, W/W Carpeting, Wood Floors  
Security: Monitored  
Windows/Doors: Recessed Lighting  
Walls/Ceilings: Vaulted Ceilings

Basement: Yes	Foundation:	
Basement Type: Fully Finished		
Basement Entrance: None		
Handicap: None		
Unit Description:		
R-Factor Basement:	R-Factor Ceilings:	R-Factor Walls:
House Dimensions: x	SQFT-Tot Fin: 3522	
Above Grade Unfinished: 0	Above Grade Finished: 2522	
Below Grade Finished: 1000	Below Grade Unfinished: 150	Tax Living Area: 2,522

Directions:  
495: EXIT 13 EAST (GEORGETOWN PIKE) L RIDGE DR. L HEATHER BROOK TO 6503 ON LEFT

## REMARKS

Internet/Public:  
Open Cancelled! Under Contract! Beautiful 4/5 BR 3.5 BA home w/private back yard on 1/2 acre lot. Large living & dining rms, kitchen w/newer gourmet appliances, & granite counter opens to breakfast nook w/bay window & adjacent family room w/fireplace. Large master suite w/bath & walk-in closets. Adjoining office or sitting room, can be 5th BR. LL rec rm w/full bar & den. Rear patio off fam rm



**EXTERIOR**

Building Sites/Lots:  
Exterior: Patio  
Exterior Construction: Frame, Brick Front  
Lot Description: Backs to Trees  
Other Buildings: Above Grade, Below Grade  
Original Builder: Centex  
Property Condition: Shows Well  
Roads: City/County  
Roofing: Cedar/Shake  
Soil Type:  
Topography:  
Transportation:  
View/Exposure:  
Year Converted:

Lot Dimension: x x

Lot Acres/Sqft: .46/20,033

New Construction: No

Year Renovated:

**PARKING**

Parking: Garage  
Garage Type: Attached  
Carport Type:  
Parking Incl in List Price: Yes

Parking Incl in Sale Price: Yes

# Gar/Carpt/Assgn Sp: 2//  
Parking Space #:  
Parking Block/Square:

**UTILITIES**

Heat System: Forced Air  
Cool System: Central A/C  
Water: Public  
Sewer Septic: Public Sewer  
TV/Cable/Comm: CATV/Dwelling

Heat Fuel: Electric  
Cool Fuel: Electric  
Hot Water: Electric

**FINANCIAL INFORMATION**

Earnest Money:  
Total Taxes: \$11,031  
Tax Year: 2014

Other Fees: /  
City/Town Tax:  
Refuse Fee:  
Water/Sewer Hook-up:  
Special Tax Assess: \$451  
Improvements: \$500,000  
Investor Ratio:

County Tax: \$10,580  
Tap:  
Front Foot Fee:  
Yr Assessed: 2015  
Total Tax Assessment: \$1,041,000  
Total Units:

Project Approved:  
Possession: Settlement

**HOA/CONDO**

HOA Fee: \$125.00/ Annually  
Condo/Coop Fee: /  
HOA/Condo/Coop Amenities: Common Grounds, Jogging / Walking Path  
HOA/Condo/Coop Rules: Covenants  
HOA/Condo/Coop Fee Includes: CAM, Reserve Funds, Master Ins Policy  
HOA/Condo/Coop Management: Prof-Off Site

HOA: Yes

**LEGAL INFORMATION**

Tax Map: 0212 07 0302A  
Section: 3  
Liber:  
Zoning Code: 111  
Historic Designation ID:  
Contract Info:  
Disclosures: Prop Disclosure  
Documents:  
Special Permits:

Lot #: 302A  
Phase:  
Folio: 212

Block/Square:  
Parcel Number:

Master Plan Zoning:

Broker Name: TTR Sothebys International Realty

List Date: 08-Apr-2015  
VRP: No  
Low Price: \$1,149,900

Orig List Price: \$1,149,900  
Prior List Price:  
Status Change Date: 09-May-2015

Off Mkt Date:  
DOM-MLS: 3  
DOM-Prop: 3

**SOLD INFORMATION**

Contract Date: 11-Apr-2015  
Close Date: 08-May-2015  
Selling/Rental Office: TTRS3

Sell/Rent Agency: Designated Representative  
Close Price: \$1,150,000  
Seller Subsidy: \$0

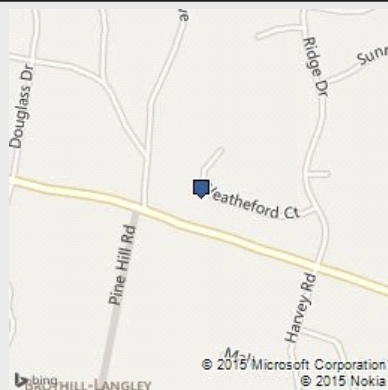
Copyright © 2015 Metropolitan Regional Information Systems, Inc.  
Information is believed to be accurate, but should not be relied upon without verification.  
Accuracy of square footage, lot size, schools and other information is not guaranteed.

[Terms of Use](#)

# Metropolitan Regional Information Systems, Inc.

FX8568371 - FAIRFAX  
6617 WEATHEFORD CT, MCLEAN, VA 22101

Full Listing  
Residential



Status: Sold	Style: Rambler	List Price: \$1,219,000
Close Date: 01-May-2015	Seller Subsidy: \$0	Close Price: \$1,199,000
Ownership: Fee Simple	Type: Detached	Inc City/Town:
Sale or Rental: Sale	TH Type:	Zip: 22101 - 1644
Listing Type: Excl. Right	#Levels: 2	Election District:
	Auction: No	Transaction Type: Standard
	#Fireplaces: 1	ADC Map Coord: 8J5
	Model:	
Adv Sub: Langley Oaks		Area:
Legal Sub: LANGLEY OAKS		
Condo/Coop Proj Name:		
Tax ID: 21-4-18- -10	Total Taxes: \$11,447	Level Location:
HOA Fee: \$125.00/ Annually	Tax Year: 2014	Age: 38
C/C Fee: /	Lot AC/SF: .74/32,376	Year Built: 1977

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	4			0	
Full Baths:	3	2			1	
Half Baths:	1	1			0	

## FEATURES

Rooms:  
Main Entrance:  
Interior Style: Floor Plan-Open  
Dining/Kitchen: Kit-Family Combo, Sep Dining Rm, Eat-In Kitchen, Gourmet  
Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Refrigerator, Washer, Stove, Oven-Wall  
Amenities: Entry Lvl BR, MBA/Sep Shwr, Walk-in Closet(s), Separate Vanities, Auto Gar Dr Opn, Crown Molding, MBA/Sep Tub, MBR-BA Full, Master Walk-in Closet, Shades/Blinds, Wood Floors  
Security:  
Windows/Doors:  
Walls/Ceilings:

Basement: Yes	Foundation:	
Basement Type: Fully Finished, Walkout Level		
Basement Entrance: Outside Entrance		
Handicap: None		
Unit Description:		
R-Factor Basement:	R-Factor Ceilings:	R-Factor Walls:
House Dimensions: x	SOFT-Tot Fin: 5610	
Above Grade Unfinished:	Above Grade Finished: 5610	
Below Grade Finished:	Below Grade Unfinished:	Tax Living Area: 2,805
Directions:		
From 495, Exit Georgetown Pike (193) East, Left Ridge Dr. Left Weatheford		

## REMARKS

Internet/Public:  
Gorgeous expanded newly renovated brick front 2 lvl rambler SFH w/ 3/4 acre lot. 4 BR 3.5 BA 2 car garage w/ 1 den. Hardwood flr on main&lower lvl. Gourmet kitchen w/ stunning cabinetry, SS appliances, center island, skylight. Finished WO lower lvl w/ recreation,home theater,bar,den,FBA,study room. Living space 5,610 sqft. Langley HS. Great location near DC down, Tysons, 495...Open Sun (3/8)1-4.

## EXTERIOR

Building Sites/Lots:	Lot Dimension: x x	Lot Acres/Sqft: .74/32,376
Exterior:		
Exterior Construction: Brick		
Lot Description:		
Other Buildings: Above Grade		
Original Builder:		New Construction: No
Property Condition: Shows Well		
Roads:		
Roofing:		
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: Yes

# Gar/Carpt/Assgn Sp: 2//  
Parking Space #:  
Parking Block/Square:

#### UTILITIES

Heat System: Forced Air, Heat Pump(s)  
Cool System: Central A/C, Ceiling Fan(s), Heat Pump(s)  
Water: Public  
Sewer Septic: Public Sewer, Public Septic  
TV/Cable/Comm:

Heat Fuel: Electric, Nat Gas Avail  
Cool Fuel: Electric  
Hot Water: Electric

#### FINANCIAL INFORMATION

Earnest Money:  
Total Taxes: \$11,447  
Tax Year: 2014

Other Fees: /  
City/Town Tax:  
Refuse Fee:  
Water/Sewer Hook-up:  
Special Tax Assess: \$468  
Improvements: \$481,250  
Investor Ratio:

County Tax: \$10,979  
Tap:  
Front Foot Fee:  
Yr Assessed: 2014  
Total Tax Assessment: \$1,007,250  
Total Units:

Project Approved:  
Possession: Settlement

#### HOA/CONDO

HOA Fee: \$125.00/ Annually  
Condo/Coop Fee: /  
HOA/Condo/Coop Amenities:  
HOA/Condo/Coop Rules:  
HOA/Condo/Coop Fee Includes:  
HOA/Condo/Coop Management:

HOA: Yes

#### LEGAL INFORMATION

Tax Map: 0214 18 0010  
Section: 1  
Liber:  
Zoning Code: 110  
Historic Designation ID:  
Contract Info:  
Disclosures: Prop Disclosure  
Documents:  
Special Permits:

Lot #: 10  
Phase:  
Folio: 214

Block/Square:  
Parcel Number:

Master Plan Zoning:

Broker Name: Premiere Realty, LLC

List Date: 06-Mar-2015  
VRP: No  
Low Price: \$1,219,000

Orig List Price: \$1,219,000  
Prior List Price:  
Status Change Date: 04-May-2015

Off Mkt Date:  
DOM-MLS: 4  
DOM-Prop: 4

#### SOLD INFORMATION

Contract Date: 10-Mar-2015  
Close Date: 01-May-2015  
Selling/Rental Office: PMEE1

Sell/Rent Agency: Tenant Agency  
Close Price: \$1,199,000

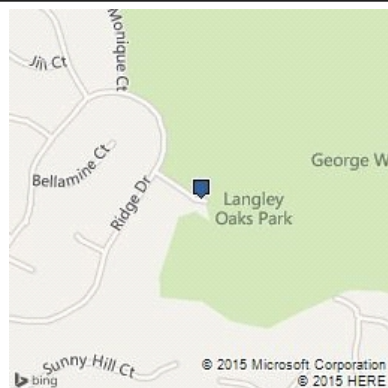
Seller Subsidy: \$0



# Metropolitan Regional Information Systems, Inc.

FX8565564 - FAIRFAX  
6510 ANNA MARIA CT, MCLEAN, VA 22101

Full Listing  
Residential



Status: Sold  
Close Date: 29-Apr-2015  
Ownership: Fee Simple  
Sale or Rental: Sale  
Listing Type: Excl. Right

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

Style: Colonial  
Seller Subsidy: \$0  
Type: Detached  
TH Type:  
#Levels: 3  
Auction: No  
#Fireplaces: 1  
Model: Cameron

List Price: \$1,300,000  
Close Price: \$1,300,000  
Inc City/Town:  
Zip: 22101 - 1601  
Election District:  
Transaction Type: Standard  
ADC Map Coord: GOOGLE

Area:

Tax ID: 22-3-4- -124  
HOA Fee: \$150.00/ Annually  
C/C Fee: /

Total Taxes: \$12,438  
Tax Year: 2014  
Lot AC/SF: 1.02/44,441

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	1	5		0	
Full Baths:	4	1	2		1	
Half Baths:	0	0	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Foyer		Main		
Living Room	23 x 15	Main	Hardwood	
Dining Room	15 x 13	Main	Hardwood	
Kitchen	24 x 16	Main	Hardwood	
Family Rm	31 x 13	Main	Hardwood	Wood Burning
In-Law/auPair/Ste		Main		
Bedroom-Master	18 x 15	Upper 1	Hardwood	
Bedroom-Second	13 x 11	Upper 1	Hardwood	
Bedroom-Third	12 x 11	Upper 1	Hardwood	
Bedroom-Fourth	13 x 11	Upper 1	Hardwood	
Bedroom-Fifth	15 x 11	Upper 1	Hardwood	
Lndry-Uppr Lvl		Upper 1		
Recreation Rm	31 x 23	Lower 1	Other	
Storage Room		Lower 1		
Utility Room		Lower 1		

## FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Foyer, In-Law/auPair/Ste, Lndry-Uppr Lvl, Storage Room, Utility Room

Main Entrance: Foyer

Interior Style: Floor Plan-Traditional

Dining/Kitchen: Gourmet, Breakfast Room, Fam Rm Off Kit, Kit-Breakfast Bar, Sep Dining Rm

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Humidifier, Icemaker, Oven-Double, Oven-Wall, Refrigerator, Washer

Amenities: Auto Gar Dr Opn, Built-in Bookcases, Drapes/Curtains, Dual Entry Bathroom, Entry Lvl BR, MBA/Sep Shwr, MBR-BA Full, Master Walk-in Closet, Sump Pump, W/W Carpeting, Walk-in Closet(s), Wet Bar/Bar, Wood Floors

Security: Security System

Windows/Doors:

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Full, Fully Finished, Heated, Improved, Outside Entrance, Walkout Level

Basement Entrance: Rear Entrance

Handicap: None

Unit Description:

R-Factor Basement:

House Dimensions: x

Above Grade Unfinished:

Below Grade Finished:

Directions:

R-Factor Ceilings:

SQFT-Tot Fin: 0

Above Grade Finished:

Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 3,232

From McLean: Rt. 123 North, left on Georgetown Pike, right on Ridge Drive, right again on Ridge Drive, right on Anna Maria Court to 6510 on the left.

## REMARKS

Internet/Public:

Handsome colonial backing to parkland with paths to the Potomac River \* Three beautiful updated levels with gourmet kitchen \* Large screened porch overlooking huge flat backyard \* Library with built-ins \* Family Room with wood burning fireplace & large window with scenic vistas \* Walkout lower level with

au pair suite and workshop \* Five bedrooms on upper level \* Very private backyard

#### EXTERIOR

Building Sites/Lots:	Lot Dimension: x x	Lot Acres/Sqft: 1.02/44,441
Exterior: Deck		
Exterior Construction: Brick, Brick and Siding		
Lot Description: Bcks-PrkInd, Cul-de-sac, Lot Premium, Trees/Wooded, Private		
Other Buildings: Shed		
Original Builder: Views Of Parkland		New Construction: No
Property Condition: Shows Well		
Roads:		
Roofing:		
Soil Type:		
Topography:		
Transportation:		
View/Exposure: Trees, Scenic Vista		
Year Converted:	Year Renovated:	

#### PARKING

Parking: Garage		# Gar/Carpt/Assgn Sp: 2//
Garage Type: Attached		Parking Space #:
Carport Type:		Parking Block/Square:
Parking Incl in List Price: Yes	Parking Incl in Sale Price: No	

#### UTILITIES

Heat System: Central, Forced Air, Zoned	Heat Fuel: Electric
Cool System: Central A/C, Zoned	Cool Fuel: Electric
Water: Public	Hot Water: Electric
Sewer Septic: Public Sewer	
TV/Cable/Comm:	

#### FINANCIAL INFORMATION

Earnest Money:	Other Fees: /	
Total Taxes: \$12,438	City/Town Tax:	County Tax: \$11,929
Tax Year: 2014	Refuse Fee:	Tap:
	Water/Sewer Hook-up:	Front Foot Fee:
Assessments:	Special Tax Assess: \$509	Yr Assessed: 2014
Land: \$559,000	Improvements: \$535,420	Total Tax Assessment: \$1,094,420
	Investor Ratio:	Total Units:
Project Approved:		
Possession: Settlement		

#### HOA/CONDO

HOA Fee: \$150.00/ Annually	HOA: Yes
Condo/Coop Fee: /	
HOA/Condo/Coop Amenities:	
HOA/Condo/Coop Rules:	
HOA/Condo/Coop Fee Includes:	
HOA/Condo/Coop Management:	

#### LEGAL INFORMATION

Tax Map: 0223 04 0124	Lot #: 124	Block/Square:
Section: 2	Phase:	Parcel Number:
Liber:	Folio: 223	
Zoning Code: 111		
Historic Designation ID:	Master Plan Zoning:	
Contract Info:		
Disclosures: Prop Disclosure		
Documents: Plat		
Special Permits:		

Broker Name: Washington Fine Properties, LLC

List Date: 03-Mar-2015	Orig List Price: \$1,300,000	Off Mkt Date:
VRP: No	Prior List Price:	DOM-MLS: 0
Low Price: \$1,300,000	Status Change Date: 29-Apr-2015	DOM-Prop: 0

#### SOLD INFORMATION

Contract Date: 03-Mar-2015	Sell/Rent Agency: Buyer Agency	
Close Date: 29-Apr-2015	Close Price: \$1,300,000	Seller Subsidy: \$0
Selling/Rental Office: TTRS6		

Copyright © 2015 Metropolitan Regional Information Systems, Inc.  
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.

[Terms of Use](#)