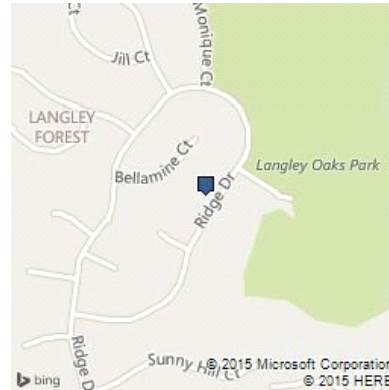


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX8695231 - FAIRFAX  
733 RIDGE DR, MCLEAN, VA 22101

Full Listing  
Residential



Status: Withdrn	Style: Colonial	List Price: \$3,995
Ownership: Fee Simple	Type: Detached	Inc City/Town:
Sale or Rental: Rental	TH Type:	Zip: 22101 - 1622
Listing Type: Excl. Right	#Levels: 3	Election District:
Adv Sub: Langley Oaks	#Fireplaces: 1	ADC Map Coord: 8K4
Legal Sub: LANGLEY OAKS	Model: Fairfax	Area:
Condo/Coop Proj Name:		Level Location:
Tax ID: 22-3-4- -143	Total Taxes:	Age: 37
HOA Fee: \$.00/ None	Tax Year:	Year Built: 1979
C/C Fee: /	Lot AC/SF: .48/20,988	

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
Recreation Rm		Lower 1		
Mud Room		Main		
Laundry-Kit Lvl		Main		
Living Room		Main		
Library		Main		
Foyer		Main		
Family Rm		Main		Wood Burning
Dining Room		Main		
Breakfast Room		Main		
Bedroom-Third		Upper 1		
Bedroom-Second		Upper 1		
Bedroom-Master		Upper 1		
Bedroom-Fourth		Upper 1		

### FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Recreation Rm, Family Rm, Library, Foyer, Breakfast Room, Laundry-Kit Lvl, Mud Room  
Main Entrance: Center Hall  
Interior Style: Floor Plan-Open, Floor Plan-Traditional  
Dining/Kitchen: Breakfast Room, Fam Rm Off Kit, Kit-Table Space, Sep Dining Rm, Breakfast nook, Eat-In Kitchen  
Appliances: Cooktop, Dishwasher, Disposal, Dryer, Microwave, Oven - Double, Refrigerator, Washer  
Amenities: Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Closet - Master Bedroom Walk-in, Home Warranty, Shades / Blinds, Vanities - Double, Wall to Wall Carpeting, Closet(s) - Walk-in  
Security:  
Windows/Doors:  
Walls/Ceilings:

Basement: Yes	Foundation:	
Basement Type: Daylight, Partial, Fully Finished, Full, Heated, Improved		
Basement Entrance: Connect Stair, Inside Access, Rear Entrance		
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:		

Take 495 to exit 44, Rt onto route 193 (Georgetown Pike) towards Langley, make Left onto Ridge Dr. (Langley Oaks) continue straight and follow around to 733 Ridge Dr. Plenty of parking, LB on front rail.

### REMARKS

Internet/Public:  
Langley Oaks is one of McLean's finest neighborhoods inside the beltway and just off the historic byway with sidewalks and walking paths to nearby parks, athletic fields, Potomac River and Langley High School! Beautifully maintained and recently painted featuring newer appliances, lots of storage, 2 car garage and

a fully finished lower level! Min to downtown DC,Tysons & the new Silver Line Metro!

#### EXTERIOR

Building Sites/Lots:	Lot Dimension: x x	Lot Acres/Sqft: .48/20,988
Exterior:		
Exterior Construction: Brick and Siding		
Lot Description:		
Other Buildings:		
Original Builder:		New Construction: No
Property Condition:		
Roads:		
Roofing:		
Soil Type:		
Topography:		
Transportation: Airport - 5-10 Miles		
View/Exposure:		
Year Converted:	Year Renovated:	

#### PARKING

Parking: Garage	
Garage Type: Attached	# Gar/Carpt/Assgn Sp: 2//
Carport Type:	Parking Space #:

#### UTILITIES

Heat System: Forced Air	Heat Fuel: Electric
Cool System: Central Air Conditioning	Cool Fuel: Electric
Water: Public	Hot Water: Electric
Sewer Septic: Public Sewer	
TV/Cable/Comm:	
Electric 12 Months/Average:	Water 12 Months/Average:
Gas 12 Months/Average:	Heating Oil 12 Months/Average:
Construction Materials:	Energy Efficiency:
Energy Generation:	Indoor Air Quality:
Water Conservation:	Sustainability:
Green Verification Y/N:	

#### RENTAL

Date Avail: 01-01-2016	Min Lease: 12 Max Lease: 36
Pets Allowed: No	Pet Restrictions:
Smoking Allowed: No	Tenant Rights:
Tenant Responsible: Fireplace / Flue Cleaning, Gutter Cleaning, Insurance, Lawn / Tree / Shrub Care, Light Bulbs / Filters / Fuses / Alarm Care, Minor Exterior Maintenance, Trash Removal Charge, Utilities - All	
Rent Includes: None	
Lease Clauses: Carpet Cleaning, Diplomat / Military Only Transfer Clause	
Rental Special: None	

#### FINANCIAL INFORMATION

App Accept Date: 29-Feb-2016	Security Deposit: \$3,995	Processing Fee: \$50
Move in Fee: \$	Elevator Use Fee: \$	Repair Deductible: \$75
Pet Deposit:	Pet Fee:	Monthly Pet Rent:
Earnest Money:	Other Fees: /	
Total Taxes:	City/Town Tax:	County Tax:
Tax Year:	Refuse Fee:	Tap:
	Water/Sewer Hook-up:	Front Foot Fee:
Assessments:	Special Tax Assess:	Yr Assessed:
Land:	Improvements:	Total Tax Assessment:
	Investor Ratio:	Total Units:

Project Approved:

Possession:

#### HOA/CONDO

HOA Fee: \$.00/ None	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 0143	Lot #: 143	Block/Square:
Section: 2	Phase:	Parcel Number:
Liber:	Folio: 223	
Zoning Code: 111		
Historic Designation ID:	Master Plan Zoning:	
Contract Info:		
Disclosures: Subj to Condo/HOA Docs		
Documents:		
Special Permits:		

Broker Name: McEneaney Associates, Inc.

List Date: 15-Jul-2015	Orig List Price: \$4,250	Off Mkt Date: 29-Feb-2016
VRP: No	Prior List Price: \$4,150	DOM-MLS: 229
Low Price: \$3,995	Status Change Date: 29-Feb-2016	DOM-Prop: 229

#### SOLD INFORMATION

Close Date: 29-Feb-2016	Close Price:	Seller Subsidy: \$0
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