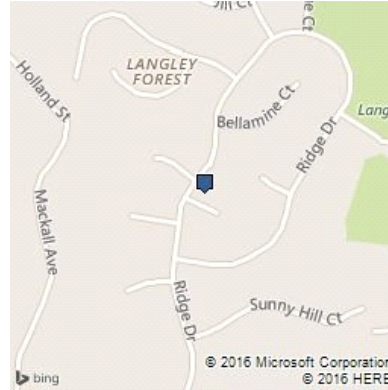


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX9600986 - FAIRFAX  
6506 SPARROW POINT CT, MCLEAN, VA 22101

Full Listing  
Residential



Status: Active  
Ownership: Fee Simple  
Sale or Rental: Sale  
Listing Type: Excl. Right

Style: Tudor  
Type: Detached  
TH Type:  
#Levels: 3  
Auction: No  
#Fireplaces: 1  
Model:

List Price: \$1,225,000  
Inc City/Town:  
Zip: 22101 - 1638  
Election District:  
Transaction Type: Standard  
ADC Map Coord: SEE MAP

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

Area:

Tax ID: 21-4-18- -167  
HOA Fee: \$125.00/ Annually  
C/C Fee: /

Total Taxes: \$12,668  
Tax Year: 2015  
Lot AC/SF: .47/20,676

Level Location:  
Age: 37  
Year Built: 1979

Elementary: CHURCHILL ROAD

Middle:

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	1	3		0	
Full Baths:	3	1	1		1	
Half Baths:	1	1	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Foyer		Main	Hardwood	
Den/Stdy/Lib		Main	Hardwood	
Kitchen		Main	Hardwood	
Family Rm		Main	Hardwood	Wood Burning
Dining Room		Main	Hardwood	
Breakfast Room		Main	Hardwood	
Bedroom-Master		Main	Hardwood	
Bedroom-Second		Upper 1	Carpet	
Bedroom-Third		Upper 1	Carpet	
Bedroom-Fourth		Upper 1	Carpet	
Laundry-Kit Lvl		Main	Ceramic Tile	
Mud Room		Main	Ceramic Tile	

### FEATURES

Rooms: Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Family Rm, Foyer, Breakfast Room, Den/Stdy/Lib, Laundry-Kit Lvl, Mud Room

Main Entrance: Foyer

Interior Style: Floor Plan-Open

Dining/Kitchen: Kit-Island, Eat-In Kitchen, Sep Dining Rm, Breakfast nook

Appliances: Disposal, Dishwasher, Water Heater, Washer

Amenities: Wood Floors, Wet Bar / Bar, Washer / Dryer Hookup, Master Bathroom - Separate Shower, Countertop(s) - Granite, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Master Bathroom - Separate Tub

Security:

Windows/Doors:

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Fully Finished

Basement Entrance: Connect Stair

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SOFT-Tot Fin: 0

Above Grade Unfinished:

Above Grade Finished:

Below Grade Finished:

Below Grade Unfinished:

Tax Living Area: 3,056

Directions:

Georgetown Pike toward I-495, right on Ridge Dr. to right on Sparrow Point.

### REMARKS

Internet/Public:

Wonderful renovated Covington model w first floor Master Suite. Sited on corner lot in cul-de-sac. Home is move-in ready with new kitchen and baths. 3 large bedrooms up and 2 large additional rooms with windows on lower level. Generously sized recreation room freshly painted and carpeted.

**EXTERIOR**

Building Sites/Lots:  
 Exterior:  
 Exterior Construction: Brick Front  
 Lot Description:  
 Other Buildings:  
 Original Builder:  
 Property Condition: Shows Well  
 Roads:  
 Roofing:  
 Soil Type:  
 Topography:  
 Transportation:  
 View/Exposure:  
 Year Converted:

Lot Dimension: x x

Lot Acres/Sqft: .47/20,676

New Construction: No

Year Renovated: 2014

**PARKING**

Parking: Garage  
 Garage Type: Attached, Side Loading Garage  
 Carport Type:  
 Parking Incl in List Price: No

Parking Incl in Sale Price: No

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

**UTILITIES**

Heat System: Forced Air  
 Cool System: Zoned  
 Water: Public  
 Sewer Septic: Public Septic, Public Sewer  
 TV/Cable/Comm:  
 Electric 12 Months/Average:  
 Gas 12 Months/Average:  
 Construction Materials:  
 Energy Generation:  
 Water Conservation:  
 Green Verification Y/N:

Water 12 Months/Average:  
 Heating Oil 12 Months/Average:  
 Energy Efficiency:  
 Indoor Air Quality:  
 Sustainability:

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

**FINANCIAL INFORMATION**

Earnest Money:  
 Total Taxes: \$12,668  
 Tax Year: 2015

Other Fees: /  
 City/Town Tax:  
 Refuse Fee:  
 Water/Sewer Hook-up:  
 Special Tax Assess: \$545  
 Improvements: \$571,190  
 Investor Ratio:

County Tax: \$12,123  
 Tap:  
 Front Foot Fee:  
 Yr Assessed: 2015  
 Total Tax Assessment: \$1,112,190  
 Total Units:

Project Approved:  
 Possession: Negotiable

**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 0167  
 Section: 2  
 Liber:  
 Zoning Code: 111  
 Historic Designation ID:  
 Contract Info: As is condition clause required  
 Disclosures: Prop Disclosure  
 Documents:  
 Special Permits:

Lot #: 167  
 Phase:  
 Folio: 214

Block/Square:  
 Parcel Number:

Master Plan Zoning:

Broker Name: TTR Sothebys International Realty

List Date: 28-Mar-2016  
 VRP: No  
 Low Price: \$1,225,000

Orig List Price: \$1,225,000  
 Prior List Price:  
 Status Change Date: 28-Mar-2016

Off Mkt Date:  
 DOM-MLS: 11  
 DOM-Prop: 11

**SOLD INFORMATION**

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