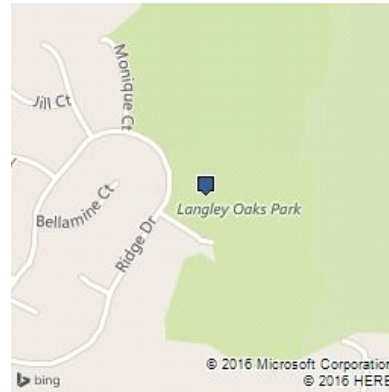


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9557900 - FAIRFAX
6512 ANNA MARIA CT, MCLEAN, VA 22101

Full Listing
Residential



Status: Sold	Style: Colonial	List Price: \$1,235,000
Close Date: 30-Mar-2016	Seller Subsidy: \$5000	Close Price: \$1,210,000
Ownership: Fee Simple	Type: Detached	Inc City/Town:
Sale or Rental: Sale	TH Type:	Zip: 22101 - 1601
Listing Type: Excl. Right	#Levels: 3	Election District:
	Auction: No	Transaction Type: Standard
	#Fireplaces: 3	ADC Map Coord: GPS
	Model: Must See Inside!	Area:
Adv Sub: Langley Oaks		Level Location:
Legal Sub: LANGLEY OAKS		Age: 35
Condo/Coop Proj Name:		Year Built: 1981
Tax ID: 22-3-4- -125	Total Taxes: \$12,349	
HOA Fee: \$125.00/ Annually	Tax Year: 2015	
C/C Fee: /	Lot AC/SF: .76/33,251	

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:	2	1	0		1	

Room	Dimensions	Level	Flooring	Fireplace
Foyer		Main	Wood	
Living Room	18 x 14	Main	Wood	Wood Burning
Dining Room	15 x 12	Main	Wood	
Family Rm	28 x 14	Main	Wood	Wood Burning
Solarium	14 x 8	Main	Brick	
Den/Stdy/Lib	12 x 10	Main	Wood	
Kitchen	14 x 12	Main	Wood	
Breakfast Room		Main	Wood	
Laundry-Kit Lvl		Main	Wood	
Bedroom-Master	17 x 14	Upper 1	Carpet	Wood Burning
Bedroom-Second	13 x 11	Upper 1	Carpet	
Bedroom-Third	12 x 11	Upper 1	Carpet	
Bedroom-Fourth	11 x 11	Upper 1	Carpet	
Recreation Rm	36 x 13	Lower 1	Carpet	
Storage Room	27 x 12	Lower 1	Concrete	

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Recreation Rm, Family Rm, Foyer, Breakfast Room, Den/Stdy/Lib, Laundry-Kit Lvl, Solarium, Storage Room
Main Entrance: Center Hall
Interior Style: Floor Plan-Open
Dining/Kitchen: Fam Rm Off Kit, Gourmet, Kit-Breakfast Bar, Breakfast Room
Appliances: Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Humidifier, Oven - Double, Microwave, Refrigerator, Washer, Water Heater, Range Hood
Amenities: Automatic Garage Door Opener, Built-in Bookcases, Closet - Master Bedroom Walk-in, Crown Molding, Fireplace Mantel(s), Home Warranty, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Shades / Blinds, Vanities - Double, Wood Floors, Attached Master Bathroom, Water Closet(s)
Security:
Windows/Doors: Insulated Window(s), Screens, Recessed Lighting, Skylight(s), French Doors
Walls/Ceilings:

Basement: Yes	Foundation:	
Basement Type: Daylight, Partial, Sump Pump, Full, Fully Finished		
Basement Entrance: Inside Access		
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 495 GO EAST ON GEORGETOWN PIKE TO RIDGE DRIVE (TRAFFIC LIGHT) LEFT ON RIDGE DRIVE RIGHT ON RIDGE DR TO ANNA MARIA CT RIGHT ON ANNA MARIA TO LEFT AT MAILBOXES TO 6512 HOUSE ON LEFT

REMARKS

Internet/Public:

THIS IS A MUST SEE*METICULOUSLY MAINTAINED & UPDATED LANGLEY OAKS COLONIAL*SITED ON SERENE .76 ACRE LOT BACKING TO WOODS & NATURE TRAILS*GOURMET KITCHEN DESIGNED BY RICHARD FORBES OPENS TO EATING AREA & FAMILY ROOM W/FP & BUILT-INS*SOLARIUM & SCREEN PORCH OPENS TO DECK & YARD*MSTBDR W/ FP,DOOR TO DECK & LUXURIOUS BATH*GORGEOUS WIDE PLANK PINE FLOORS ON MAIN LEVEL*DUAL ZONE HVAC WINDOWS REPLACED

EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .76/33,251

Exterior:

Exterior Construction: Brick and Siding

Lot Description:

Other Buildings:

Original Builder:

New Construction: No

Property Condition: Shows Well

Roads:

Roofing: Shingle - Asphalt

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

PARKING

Parking: Garage, Paved Driveway, Faces Side, Garage Door Opener

Garage Type: Side Loading Garage

Gar/Carpt/Assgn Sp: 2//

Carport Type:

Parking Space #:

Parking Incl in List Price: Yes

Parking Incl in Sale Price: Yes

Parking Block/Square:

UTILITIES

Heat System: Heat Pump(s)

Heat Fuel: Electric

Cool System: Heat Pump(s)

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: No

FINANCIAL INFORMATION

Earnest Money:

Total Taxes: \$12,349

Tax Year: 2015

Other Fees: /

City/Town Tax:

County Tax: \$11,818

Refuse Fee:

Tap:

Water/Sewer Hook-up:

Front Foot Fee:

Assessments:

Special Tax Assess: \$531

Yr Assessed: 2015

Land: \$558,000

Improvements: \$526,240

Total Tax Assessment: \$1,084,240

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:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

LEGAL INFORMATION

Tax Map: 0223 04 0125

Lot #: 125

Section: 2

Phase:

Liber:

Folio: 223

Zoning Code: 111

Master Plan Zoning:

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclaimer

Documents:

Special Permits:

Broker Name: Washington Fine Properties, LLC

List Date: 03-Feb-2016

Orig List Price: \$1,235,000

Off Mkt Date:

VRP: No

Prior List Price:

DOM-MLS: 7

Low Price: \$1,235,000

Status Change Date: 30-Mar-2016

DOM-Prop: 7

SOLD INFORMATION

Contract Date: 09-Feb-2016

Sell/Rent Agency: Buyer Agency

Seller Subsidy: \$5000

Close Date: 30-Mar-2016

Close Price: \$1,210,000

Selling/Rental Office: MCE1