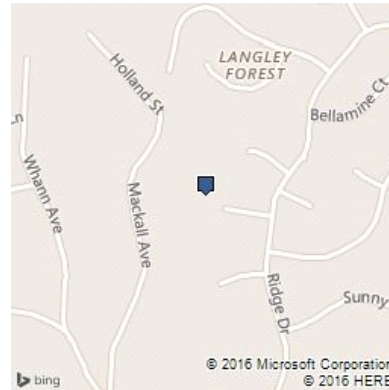


## Residential Full - Customer

### Metropolitan Regional Information Systems, Inc.

FX9639590 - FAIRFAX  
6608 TINA LN, MCLEAN, VA 22101

Full Listing  
Residential



Status: Cntg/No Ko  
Close Date: 27-May-2016  
Ownership: Fee Simple  
Sale or Rental: Sale  
Listing Type: Excl. Right

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

Tax ID: 21-4-18- -203  
HOA Fee: \$140.00/ Annually  
C/C Fee: /

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

Total Taxes: \$13,192  
Tax Year: 2015  
Lot AC/SF: .52/22,853

List Price: \$1,395,000  
Close Price:  
Inc City/Town:  
Zip: 22101 - 1641  
Election District:  
Transaction Type: Standard  
ADC Map Coord: 0000  
Area:

Level Location:  
Age: 37  
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:	5	1	3		1	
Full Baths:	3	1	1		1	
Half Baths:	1	1	0		0	

#### FEATURES

Rooms:

Main Entrance:

Interior Style:

Dining/Kitchen: Fam Rm Off Kit, Gourmet, Kit-Breakfast Bar, Kit-Island, Kit-Table Space, Sep Dining Rm, Eat-In Kitchen

Appliances: Disposal, Dishwasher, Dryer, Extra Refrigerator / Freezer, Icemaker, Microwave, Range Hood, Refrigerator, Washer, Oven / Range - Electric

Amenities: Attached Master Bathroom, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Bedroom - Entry Level, Built-in Bookcases, Closet - Master Bedroom Walk-in, Countertop(s) - Granite, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Shades / Blinds, Vanities - Double, Wall to Wall Carpeting, Wet Bar / Bar, Wood Floors

Security:

Windows/Doors: Recessed Lighting, Screens

Walls/Ceilings:

Basement: Yes

Basement Type: Connecting Stairway

Basement Entrance: Connect Stair, Inside Access

Handicap: None

Unit Description:

R-Factor Basement:

House Dimensions: x

Above Grade Unfinished:

Below Grade Finished: 1080

Directions:

From 495: Take Georgetown Pike (193) toward McLean. Left on Ridge Road. Left on Tina to end on right.

Foundation:

R-Factor Ceilings:

SQFT-Tot Fin: 4080

Above Grade Finished: 3000

Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 3,000

#### REMARKS

Internet/Public:

Total renovation of Covington model in Langley Oaks-quiet, private lot backs to trees. Designer touches thru out. Main level master w/lux bath. Gourmet eat-in KIT opens to FR w/stone fireplace & built-ins. Gracious formal LR,DR & cozy LIB w/fireplace.Fantastic LL w/custom bar, exposed stone & 5th BR+BA. Large fenced yard w/flagstone patio, built-in grill, tree house & room for a pool! MUST SEE!

#### EXTERIOR

Building Sites/Lots:

Exterior:

Exterior Construction: Brick, Stone

Lot Description:

Other Buildings: Above Grade, Below Grade

Original Builder:

Property Condition:

Roads:

Roofing:

Soil Type:

Topography:

Transportation:

Lot Dimension: x x

Lot Acres/Sqft: .52/22,853

New Construction: No

View/Exposure:  
Year Converted:

Year Renovated:

#### PARKING

Parking: Garage  
Garage Type: Attached, Front Loading Garage  
Carport Type:  
Parking Incl in List Price: Yes

Parking Incl in Sale Price: No

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

#### UTILITIES

Heat System: Zoned  
Cool System: Central Air Conditioning, Ceiling Fan(s), Zoned  
Water: Public  
Sewer 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: \$13,192  
Tax Year: 2015

Other Fees: /  
City/Town Tax:  
Refuse Fee:  
Water/Sewer Hook-up:  
Special Tax Assess: \$568  
Improvements: \$603,260  
Investor Ratio:

County Tax: \$12,624  
Tap:  
Front Foot Fee:  
Yr Assessed: 2016  
Total Tax Assessment: \$1,190,260  
Total Units:

Project Approved:  
Possession: Negotiable, Settlement

#### HOA/CONDO

HOA Fee: \$140.00/ 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 0203  
Section: 2  
Liber:  
Zoning Code: 111  
Historic Designation ID:  
Contract Info:  
Disclosures: Prop Disclosure  
Documents:  
Special Permits:

Lot #: 203  
Phase:  
Folio: 214

Block/Square:  
Parcel Number:

Master Plan Zoning:

Broker Name: Washington Fine Properties, LLC

List Date: 27-Apr-2016  
VRP: No  
Low Price: \$1,395,000

Orig List Price: \$1,395,000  
Prior List Price:  
Status Change Date: 28-Apr-2016

Off Mkt Date:  
DOM-MLS: 1  
DOM-Prop: 1

#### SOLD INFORMATION

Contingency Type: Contingent on Appraisal  
Contract Date: 28-Apr-2016  
Close Date: 27-May-2016  
Selling/Rental Office: WFP4

Last Cont Expires: 28-May-2016  
Sell/Rent Agency: Buyer Agency  
Close Price:

# of Hrs to KO:  
Seller Subsidy: \$0

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