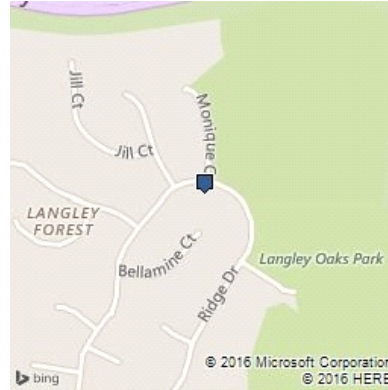


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX9635349 - FAIRFAX  
759 RIDGE DR, MCLEAN, VA 22101

Full Listing  
Residential



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

Style: Colonial  
Type: Detached  
TH Type:  
#Levels: 3  
Auction: No  
#Fireplaces: 1  
Model: Ashford A

List Price: \$1,275,000  
Inc City/Town:  
Zip: 22101 - 1622  
Election District:  
Transaction Type: Standard  
ADC Map Coord: 25-J-1

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

Tax ID: 22-1-2- -215  
HOA Fee: \$128.00/ Annually  
C/C Fee: /

Total Taxes: \$13,969  
Tax Year: 2015  
Lot AC/SF: .46/20,000

Area:  
Level Location:  
Age: 32  
Year Built: 1984

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
Den	12 x 10	Main	Wood	
Family Rm	17 x 15	Main	Wood	Wood Burning
Game/Exer Rm	19 x 13	Lower 1	Ceramic Tile	
Library	12 x 12	Main	Wood	
Living Room	21 x 15	Main	Wood	
Bedroom-Fifth	15 x 12	Lower 1	Carpet	
Bedroom-Fourth	13 x 11	Upper 1	Wood	
Bedroom-Master	17 x 13	Upper 1	Wood	
Bedroom-Second	17 x 13	Upper 1	Wood	
Bedroom-Third	12 x 12	Upper 1	Wood	
Dining Room	14 x 13	Main	Wood	
Foyer	20 x 7	Main	Wood	
Kitchen	24 x 14	Main	Ceramic Tile	
Laundry-Kit Lvl		Main		
Recreation Rm	23 x 19	Lower 1	Ceramic Tile	
Sitting Room	11 x 5	Upper 1	Wood	

### FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Sitting Room, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Den, Library, Foyer, Game/Exer Rm, Laundry-Kit Lvl

Main Entrance: Foyer

Interior Style: Floor Plan-Open

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

Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Extra Refrigerator / Freezer, Icemaker, Microwave, Oven - Self Cleaning, Oven / Range - Gas, Range Hood, Refrigerator, Stove, Washer

Amenities: Attached Master Bathroom, Attic - Floored, Attic - Stairs Fixed, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Built-in Bookcases, Chair Railing, Closet - Master Bedroom Walk-in, Countertop(s) - Granite, Crown Molding, Fireplace Equipment, Fireplace Glass Doors, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Vanities - Double, Wood Floors

Security:

Windows/Doors: Bay / Bow Windows, Double Pane Windows, Recessed Lighting, Sliding Glass Door

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Daylight, Partial, Fully Finished, Improved, Outside Entrance, Rear Entrance, Walkout Level, Walkout Stairs

Basement Entrance: Front Entrance, Rear Entrance, Outside Entrance

Handicap: Other

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: 3,044

Directions:

FROM 123 TAKE 193/GEORGETOWN PIKE. RIGHT ON RIDGE TO 759

**REMARKS**

Internet/Public:

REDUCED BY \$20K OPEN 5/8 1-4 ELEGANT, REMODELED COLONIAL WITH 2 STORY FOYER, VAULTED CEILINGS, OPEN FLOOR PLAN, IN SOUGHT-AFTER LANGLEY OAKS! 5 BDs, DEN, 3 1/2 BAs, LIBRARY, FAMILY RM OFF EAT-IN KITCHEN.RECREATION RM + GYM AREA. HARDWOOD FLOORS ON 2 LEVELS, DOUBLE PANE WINDOWS. FRESHLY PAINTED. NEAR SCHOOLS & CLEMIJONTRY PARK. EASY COMMUTE. MAGNIFICENT PATIO, YARD & POOL. GORGEOUS! AGT/OWNER

**EXTERIOR**

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .46/20,000

Exterior: Fenced - Fully, Patio, Pool (In-Ground), Underground Utilities

Exterior Construction: Brick and Siding

Lot Description: Backs to Trees, Vegetation Planting, Private

Other Buildings:

Original Builder:

New Construction: No

Property Condition: Renov/Remod

Roads:

Roofing:

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated: 2011

**PARKING**

Parking: Garage

Garage Type: Attached

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: Forced Air, Zoned

Cool System: Central Air Conditioning

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:

Heat Fuel: Natural Gas

Cool Fuel: Electric

Hot Water: Electric

Water 12 Months/Average:

Heating Oil 12 Months/Average:

Energy Efficiency:

Indoor Air Quality:

Sustainability:

**FINANCIAL INFORMATION**

Earnest Money:

Total Taxes: \$13,969

Tax Year: 2015

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$601

Improvements: \$691,830

Investor Ratio:

County Tax: \$13,368

Tap:

Front Foot Fee:

Yr Assessed: 2016

Total Tax Assessment: \$1,254,830

Total Units:

Project Approved:

Possession: Negotiable

**HOA/CONDO**

HOA Fee: \$128.00/ 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: 0221 02 0215

Section: 3

Liber:

Zoning Code: 111

Historic Designation ID:

Contract Info:

Disclosures: Owner RE Licensee, Prop Disclosure

Documents: Plat

Special Permits:

Lot #: 215

Phase:

Folio: 221

Master Plan Zoning:

Block/Square:

Parcel Number:

Broker Name: TTR Sothebys International Realty

List Date: 22-Apr-2016

VRP: No

Low Price: \$1,275,000

Orig List Price: \$1,285,000

Prior List Price: \$1,295,000

Status Change Date: 22-Apr-2016

Off Mkt Date:

DOM-MLS: 13

DOM-Prop: 13

**SOLD INFORMATION**

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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.

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