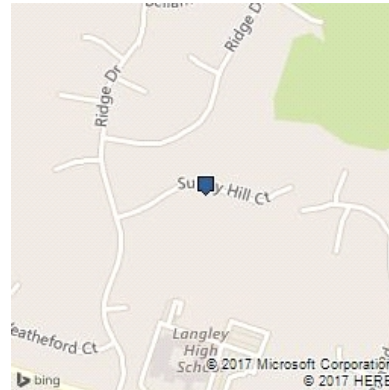


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9652662 - FAIRFAX
6521 SUNNY HILL CT, MCLEAN, VA 22101

Full Listing
Residential



Status: Sold	Style: Colonial	List Price: \$1,294,900
Close Date: 08-Jul-2016	Seller Subsidy: \$5000	Close Price: \$1,275,000
Ownership: Fee Simple	Type: Detached	Inc City/Town:
Sale or Rental: Sale	TH Type:	Zip: 22101 - 1640
Listing Type: Excl. Right	#Levels: 3	Election District:
	Auction: No	Transaction Type: Standard
Adv Sub: Langley Oaks	#Fireplaces: 2	ADC Map Coord: 0000
Legal Sub: LANGLEY OAKS	Model: Cameron B	Area:
Condo/Coop Proj Name:		
Tax ID: 22-3-4- -78	Total Taxes: \$13,040	Level Location:
HOA Fee: \$145.00/ Annually	Tax Year: 2015	Age: 39
C/C Fee: /	Lot AC/SF: .49/21,267	Year Built: 1978

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:	6	1	4		1	
Full Baths:	3	0	2		1	
Half Baths:	1	1	0		0	

Room	Dimensions	Level	Flooring	Fireplace
MBR w/Sit Rm		Upper 1	Hardwood	
Bedroom-First		Main	Hardwood	
Bedroom-Second		Upper 1	Hardwood	
Bedroom-Third		Upper 1	Hardwood	
Bedroom-Fourth		Upper 1	Hardwood	
Bedroom-Fifth		Lower 1	Carpet	
Breakfast Room		Main	Ceramic Tile	
Dining Room		Main	Hardwood	
Family Rm		Main	Hardwood	Wood Burning
Foyer		Main	Ceramic Tile	
Kitchen		Main	Ceramic Tile	
Living Room		Main	Hardwood	Gas
Laundry-Kit Lvl		Main	Ceramic Tile	
Sitting Room		Upper 1	Hardwood	
Utility Room		Lower 1	Concrete	
Recreation Rm		Lower 1	Carpet	
Other Room 1		Lower 1	Parquet	
Other Room 2		Lower 1	Concrete	

FEATURES

Rooms: Living Room, Dining Room, Sitting Room, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Other Room 1, Other Room 2, Foyer, Breakfast Room, Bedroom-First, Laundry-Kit Lvl, MBR w/Sit Rm, Utility Room
Main Entrance: Center Hall, Foyer
Interior Style: Floor Plan-Traditional
Dining/Kitchen: 2nd Kitchen, Fam Rm Off Kit, Gourmet, Kit-Island, Sep Dining Rm, Breakfast nook, Eat-In Kitchen
Appliances: Central Vacuum, Cooktop - Down Draft, Dishwasher, Disposal, Dryer - Front Loading, Exhaust Fan, Extra Refrigerator / Freezer, Humidifier, Intercom, Oven - Double, Oven - Wall, Oven / Range - Electric, Refrigerator, Washer, Water Heater
Amenities: Attached Master Bathroom, Attic - Access Only, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Bedroom - Entry Level, Built-in Bookcases, Chair Railing, Closet - Master Bedroom Walk-in, Countertop(s) - Corian, Countertop(s) - Granite, Crown Molding, Drapery Rods, Drapes / Curtains, Fireplace Equipment, Fireplace Glass Doors, Fireplace Mantel(s), Fireplace Gas Insert, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Shades / Blinds, Stair - Curved, Tub - Soaking, Vanities - Double, Wall to Wall Carpeting, Washer / Dryer Hookup, Wet Bar / Bar, Whirlpool Jets, Wood Floors, Bathroom(s) - Rough In
Security: Electric Alarm, Intercom, Motion Detectors, Surveillance Sys, Smoke Detector, Security System
Windows/Doors: French Doors, Insulated Door(s), Insulated Window(s), Low-E Windows, Recessed Lighting, Screens, Six Panel Doors, Skylight(s), Sliding Glass Door, Wood Frame
Walls/Ceilings:

Basement: Yes Foundation:
Basement Type: Daylight, Partial, Fully Finished, Heated, Improved, Other, Side Entrance, Windows
Basement Entrance: Side Entrance
Handicap: None

Unit Description:

R-Factor Basement:

House Dimensions: 53 x 57

Above Grade Unfinished:

Below Grade Finished: 1368

Directions:

From I-495: Take Georgetown Pike (Exit 13) Heading East * Turn Left at Traffic Light on Ridge Road * Turn Right on Sunny Hill Court

R-Factor Ceilings:

SQFT-Tot Fin: 4799

Above Grade Finished: 3431

Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 3,431

REMARKS

Internet/Public:

****Tastefully Appointed & Extensively Updated Center Hall Colonial Located On a Beautifully Landscaped Lot**This Stunning Cameron B Model Has Been Lovingly Maintained By Its Original Owners & Features Many Amenities & Upgrades Incl. HW on two Levels, MBR Sitting Room, Breakfast Nook Bump-Out, Screen Porch, Wine Storage Room, Custom Built-Ins, Anderson Doors & Windows, New Driveway & So Much More.**

EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .49/21,267

Exterior: Board Fence, Brick Porch, Bump-outs, Extensive Hardscape, Fenced - Rear, Flood Lights, Hot Tub, Patio, Porch-screened, Porch-rear, Stone Retaining Walls, Terrace, Udrgrd Lwn Sprnklr, Underground Utilities

Exterior Construction: Brick and Siding, Stucco - Synthetic

Lot Description: Backs to Trees, Cul-de-sac, Landscaping, No thru street, Partly Wooded, Trees/Wooded

Other Buildings: Above Grade, Below Grade

Original Builder: Centex

New Construction: No

Property Condition: Shows Well

Roads: City/County, Paved, Public Street

Roofing: Shingle - Fiberglass, Shingle - Architectural

Soil Type:

Topography:

Transportation: Airport - 5-10 Miles, Metrorail Bus - 1 Mile

View/Exposure:

Year Converted:

Year Renovated:

PARKING

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

Garage Type: Attached, Side Loading Garage

Carport Type:

Parking Incl in List Price: Yes

Parking Incl in Sale Price: Yes

Gar/Carpt/Assgn Sp: 2//

Parking Space #:

Parking Block/Square:

UTILITIES

Heat System: Central, Electric Air Filter, Forced Air, Heat Pump(s), Programmable Thermostat

Heat Fuel: Electric

Cool System: Air Purification System, Ceiling Fan(s), Central Air Conditioning, Programmable

Cool Fuel: Electric

Thermostat

Water: Public

Hot Water: Electric

Sewer Septic: Public Sewer

TV/Cable/Comm: Cable-Prewired, CATV/Dwelling, Phone Jacks-Mod, Udrgrd Utils

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:

FINANCIAL INFORMATION

Earnest Money:

Total Taxes: \$13,040

Tax Year: 2015

Other Fees: /

City/Town Tax:

County Tax: \$12,479

Refuse Fee:

Tap:

Water/Sewer Hook-up:

Front Foot Fee:

Assessments:

Land: \$564,000

Special Tax Assess: \$561

Yr Assessed: 2016

Improvements: \$636,040

Total Tax Assessment: \$1,200,040

Investor Ratio:

Total Units:

Project Approved:

Possession: Settlement

HOA/CONDO

HOA Fee: \$145.00/ 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 0078

Section: 1

Liber:

Lot #: 78

Phase:

Folio: 223

Block/Square:

Parcel Number:

Zoning Code: 110

Master Plan Zoning:

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure, Subj to Condo/HOA Docs

Documents:

Special Permits:

Broker Name: Century 21 Redwood Realty

List Date: 10-May-2016

VRP: No

Low Price: \$1,294,900

Orig List Price: \$1,294,900

Prior List Price:

Status Change Date: 08-Jul-2016

Off Mkt Date:

DOM-MLS: 16

DOM-Prop: 16

SOLD INFORMATION

Contract Date: 26-May-2016

Close Date: 08-Jul-2016

Selling/Rental Office: YSRE1

Sell/Rent Agency: Buyer Agency

Close Price: \$1,275,000

Seller Subsidy: \$5000

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