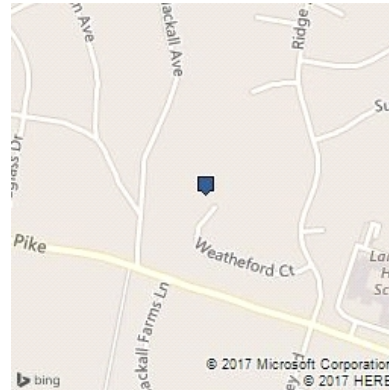


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX9907562 - FAIRFAX  
6627 WEATHEFORD CT, MCLEAN, VA 22101

Full Listing  
Residential



Status: Active  
Ownership: Fee Simple  
Sale or Rental: Sale  
Listing Type: Modified/Excl

Style: Rancher  
Type: Detached  
TH Type:  
#Levels: 2  
Auction: No  
#Fireplaces: 1  
Model:

List Price: \$1,275,000  
Inc City/Town:  
Zip: 22101 - 1644  
Election District:  
Transaction Type: Standard  
ADC Map Coord: 0000

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

Area:

Tax ID: 21-4-18- -15  
HOA Fee: \$145.00/ Annually  
C/C Fee: /

Total Taxes: \$14,452  
Tax Year: 2016  
Lot AC/SF: .46/20,072

Level Location:  
Age: 40  
Year Built: 1977

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

Room	Dimensions	Level	Flooring	Fireplace
Foyer	8 x 15	Main	Ceramic Tile	
Family Rm	16 x 15	Main	Hardwood	Wood Burning
Kitchen	22 x 10	Main	Ceramic Tile	
Dining Room	14 x 12	Main	Hardwood	
Living Room	17 x 23	Main	Hardwood	
Laundry-Kit Lvl	8 x 8	Main	Vinyl	
Bedroom-Master	13 x 17	Main	Hardwood	
Bedroom-Second	10 x 13	Main	Hardwood	
Bedroom-Third	13 x 11	Main	Hardwood	
Bedroom-Fourth	15 x 11	Main	Hardwood	
Recreation Rm	41 x 23	Lower 1	Carpet	
Other Room 1	15 x 10	Lower 1	Carpet	
Other Room 2	10 x 11	Lower 1	Carpet	

### FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Recreation Rm, Family Rm, Other Room 1, Other Room 2, Foyer, Laundry-Kit Lvl

Main Entrance: Foyer

Interior Style: Floor Plan-Traditional

Dining/Kitchen: Sep Dining Rm, Breakfast nook

Appliances: Dishwasher, Disposal, Dryer, Humidifier, Microwave, Oven - Double, Refrigerator, Stove, Washer

Amenities: Attached Master Bathroom, Attic - Stairs Pull Down, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Chair Railing, Closet - Master

Bedroom Walk-in, Countertop(s) - Granite, Crown Molding, Fireplace Mantel(s), Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master

Bedroom - Full Bathroom, Vanities - Double, Wall to Wall Carpeting, Washer / Dryer Hookup, Wet Bar / Bar, Wood Floors

Security:

Windows/Doors: Recessed Lighting, Sliding Glass Door

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Fully Finished, Daylight, Full, Walkout Level

Basement Entrance: Outside Entrance, Connect Stair, Inside Access, Rear Entrance

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SQFT-Tot Fin: 4615

Above Grade Unfinished:

Above Grade Finished: 2619

Below Grade Finished: 1996

Below Grade Unfinished:

Tax Living Area: 2,619

Directions:

From 495: Take Georgetown Pike towards Langley. Make a left on Ridge Dr. First left on Weatheford Ct. 6627 on the left.

### REMARKS

Internet/Public:

Upgraded 2 lvl home w/ 2 car garage & finished LL walkout! Custom Kit w/ Bfast nook, ample cabinets, granite c-tops & SS appls. Floor-to-ceiling LR & DR

windows. Remod MBR & BA w/ custom WIC & deck access. MBA feat large shower & Infinity whirlpool tub. LL feat Rec Rm, wet bar, storage, & 2 rooms finished for use as BRs, dens, workout rooms, or home offices. Recent HVAC & Roof. Langley HS pyramid.

#### EXTERIOR

Building Sites/Lots:	Lot Dimension: x x	Lot Acres/Sqft: .46/20,072
Exterior:		
Exterior Construction: Brick and Siding		
Lot Description:		
Other Buildings: Above Grade, Below Grade		
Original Builder:		New Construction: No
Property Condition: Shows Well, Renov/Remod		
Roads:		
Roofing:		
Soil Type:		
Topography:		
Transportation:		
View/Exposure:		
Year Converted:	Year Renovated:	

#### PARKING

Parking: Garage, Drvwy/Off Str		
Garage Type: Attached		# Gar/Carpt/Assgn Sp: 2//
Carport Type:		Parking Space #:
Parking Incl in List Price: Yes	Parking Incl in Sale Price: No	Parking Block/Square:

#### UTILITIES

Heat System: Central		Heat Fuel: Natural Gas
Cool System: Central Air Conditioning		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:		

#### FINANCIAL INFORMATION

Earnest Money:	Other Fees: /	
Total Taxes: \$14,452	City/Town Tax:	County Tax: \$14,097
Tax Year: 2016	Refuse Fee:	Tap:
	Water/Sewer Hook-up:	Front Foot Fee:
Assessments:	Special Tax Assess: \$642	Yr Assessed: 2017
Land: \$602,000	Improvements: \$645,510	Total Tax Assessment: \$1,247,510
	Investor Ratio:	Total Units:
Project Approved:		
Possession: Negotiable		

#### 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: 0214 18 0015	Lot #: 15	Block/Square:
Section: 1	Phase:	Parcel Number:
Liber:	Folio: 214	
Zoning Code: 110		
Historic Designation ID:	Master Plan Zoning:	
Contract Info:		
Disclosures: Lead Based Paint - Federal, Lead Based Paint - State, Prop Disclosure		
Documents:		
Special Permits:		

Broker Name: Keller Williams Realty

List Date: 05-Apr-2017	Orig List Price: \$1,275,000	Off Mkt Date:
VRP: No	Prior List Price:	DOM-MLS: 20
Low Price: \$1,275,000	Status Change Date: 06-Apr-2017	DOM-Prop: 20

#### SOLD INFORMATION

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