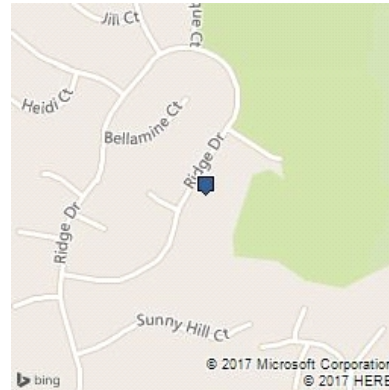


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9904663 - FAIRFAX
730 RIDGE DR, MCLEAN, VA 22101

Full Listing
Residential



Status: Cntg/No Ko
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right

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

List Price: \$1,429,000
Inc City/Town:
Zip: 22101 - 1620
Election District:
Transaction Type: Standard
ADC Map Coord: 000

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

Tax ID: 22-3-4- -110
HOA Fee: \$12.50/ Monthly
C/C Fee: /

Total Taxes: \$14,317
Tax Year: 2016
Lot AC/SF: .46/20,200

Area:

Level Location:
Age: 38
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	4		0	
Full Baths:	5	1	3		1	
Half Baths:	0	0	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Foyer		Main	Ceramic Tile	
Living Room		Main	Hardwood	
Dining Room		Main	Hardwood	
Kitchen		Main	Hardwood	
Family Rm		Main	Hardwood	Gas
Bedroom-Fifth		Main		
Lndry-Sep Rm		Main	Ceramic Tile	
Bedroom-Master		Upper 1	Carpet	
Bedroom-Second		Upper 1	Carpet	
Bedroom-Third		Upper 1	Carpet	
Bedroom-Fourth		Upper 1	Carpet	
Recreation Rm		Lower 1	Ceramic Tile	Gas
Game/Exer Rm		Lower 1	Ceramic Tile	
Den/Stdy/Lib		Lower 1	Ceramic Tile	

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Foyer, Den/Stdy/Lib, Game/Exer Rm, Lndry-Sep Rm

Main Entrance: Foyer

Interior Style: Floor Plan-Open, Floor Plan-Traditional

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

Appliances: Cooktop, Dryer, Dishwasher, Disposal, Exhaust Fan, Extra Refrigerator / Freezer, Microwave, Oven - Double, Oven - Wall, Oven / Range - Electric, Range Hood, Refrigerator, Washer

Amenities: Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Bedroom - Entry Level, Built-in Bookcases, Chair Railing, Closet - Master Bedroom Walk-in, Countertop(s) - Granite, Crown Molding, Fireplace Gas Insert, Fireplace Glass Doors, Fireplace Mantel(s), Master Bathroom - Separate Shower, Master Bedroom - Full Bathroom, Master Bathroom - Separate Tub, Stair - Curved, Tub - Soaking, Vanities - Separate, Wall to Wall Carpeting, Washer / Dryer Hookup, Whirlpool Jets, Wood Floors

Security:

Windows/Doors: Sliding Glass Door, Recessed Lighting

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Daylight, Full, Full, Rear Entrance, Walkout Level, Windows

Basement Entrance: Connect Stair, Rear Entrance, Outside Entrance

Handicap: None

Unit Description:

R-Factor Basement:

House Dimensions: x

Above Grade Unfinished:

Below Grade Finished: 1550

Directions:

R-Factor Ceilings:

SQFT-Tot Fin: 5000

Above Grade Finished: 3450

Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 3,380

From Tyson's Corner: Take VA-7 W/Leesburg Pike, VA-267 E, I-495 N and VA-193 E/Georgetown Pike to Ridge Dr in McLean

REMARKS

Internet/Public:

Updated brick colonial in Langley Oaks, w/ incredible detailing & built-ins. Upgraded kitchen w/ granite counters, cherry cabinets, island/breakfast bar, SS appliances & breakfast nook. Master suite w/ sitting room, WIC, & en-suite w/ jetted tub & frameless shower. Walkout LL w/ huge rec room, & media room wired for sound. Close to 495, easy access Georgetown Pike, GW Pkwy, Tyson's & DC

EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .46/20,200

Exterior: Deck, Patio

Exterior Construction: Brick and Siding

Lot Description: Backs to Trees, Trees/Wooded

Other Buildings: Above Grade, Below Grade

Original Builder:

New Construction: No

Property Condition: Shows Well

Roads:

Roofing:

Soil Type:

Topography:

Transportation: Airport - 5-10 Miles

View/Exposure: Trees

Year Converted:

Year Renovated:

PARKING

Parking: Drvwy/Off Str, 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: Heat Pump(s)

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

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: Electric

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: \$14,317

Tax Year: 2016

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$636

Improvements: \$633,850

Investor Ratio:

County Tax: \$13,965

Tap:

Front Foot Fee:

Yr Assessed: 2017

Total Tax Assessment: \$1,235,850

Total Units:

Project Approved:

Possession: Negotiable

HOA/CONDO

HOA Fee: \$12.50/ Monthly

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: 0223 04 0110

Section: 2

Liber:

Zoning Code: 111

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure

Documents:

Special Permits:

Lot #: 110

Phase:

Folio: 223

Master Plan Zoning:

Block/Square:

Parcel Number:

Broker Name: Wydler Brothers VA01 LLC

List Date: 03-Apr-2017

VRP: No

Low Price: \$1,429,000

Orig List Price: \$1,429,000

Prior List Price:

Status Change Date: 21-Apr-2017

Off Mkt Date:

DOM-MLS: 18

DOM-Prop: 18

SOLD INFORMATION

Contingency Type: Other

Contract Date: 20-Apr-2017

Close Date: 19-May-2017

Last Cont Expires: 18-May-2017

Sell/Rent Agency: Buyer Agency

Close Price:

of Hrs to KO:

Seller Subsidy: \$0