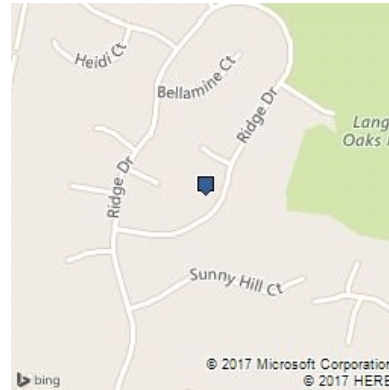


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX10089578 - FAIRFAX  
717 RIDGE DR, MCLEAN, VA 22101

Full Listing  
Residential



Status: Active  
Ownership: Fee Simple  
Sale or Rental: Rental  
Listing Type: Excl. Right  
Adv Sub: Langley Oaks  
Legal Sub: LANGLEY OAKS  
Condo/Coop Proj Name: LANGLEY OAKS

Style: Traditional  
Type: Detached  
TH Type:  
#Levels: 3  
#Fireplaces: 1  
Model:

List Price: \$4,500  
Inc City/Town:  
Zip: 22101 - 1621  
Election District:  
ADC Map Coord: 0974G2

Tax ID: 22-3-4- -154  
HOA Fee: /  
C/C Fee: /

Total Taxes:  
Tax Year:  
Lot AC/SF: .46/20,000

Area:  
Level Location:  
Age: 39  
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:	3	1	2		0	
Half Baths:	0	0	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Foyer		Main		
Dining Room		Main	Hardwood	
Family Rm		Main	Hardwood	Wood Burning
Kitchen		Main	Ceramic Tile	
Main Lvl BR		Main	Hardwood	
Living Room		Main	Hardwood	
Bedroom-Master		Upper 1	Hardwood	
Bedroom-Third		Upper 1	Carpet	
Bedroom-Fourth		Upper 1	Carpet	
Bedroom-Fifth		Upper 1	Carpet	
Lndry-Sep Rm		Main	Ceramic Tile	
Recreation Rm		Lower 1	Carpet	

### FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Foyer, Lndry-Sep Rm, Main Lvl BR

Main Entrance: Foyer

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

Dining/Kitchen: Sep Dining Rm, Eat-In Kitchen, Kit-Table Space

Appliances: Cooktop, Dishwasher, Dryer - Front Loading, Icemaker, Microwave, Oven - Wall, Refrigerator, Washer - Front Loading

Amenities: Automatic Garage Door Opener, Countertop(s) - Granite, Wood Floors, Chair Railing, Crown Molding, Bathroom(s) - Dual Entry, Bedroom - Entry

Level, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Closet - Master Bedroom Walk-in, Vanities -

Separate, Shades / Blinds, Wall to Wall Carpeting, Closet(s) - Walk-in

Security:

Windows/Doors: Recessed Lighting, Sliding Glass Door

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Fully Finished

Basement Entrance: Inside Access, Connect Stair

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SOFT-Tot Fin: 0

Above Grade Unfinished:

Above Grade Finished:

Below Grade Finished:

Below Grade Unfinished:

Tax Living Area: 3,380

Directions:

Dolley Madison Blvd, L to Waverly Way, Right to Harvey Road, Bear slight Right to stay on Ridge Road. Property on Left

### REMARKS

Internet/Public:

Beautiful, move in ready rental in the heart of McLean! 3 finished levels, granite in kitchen and BA's, hardwood floors and access to rear deck from family room. Churchill Road, Cooper, Langley school pyramid, convenient to all major transportation arteries & McLean/Tysons Metro. Attached garage, PLENTY of storage, walk-in closets, spacious rooms & floor plan.

**EXTERIOR**

Building Sites/Lots:  
Exterior: Deck, Fence  
Exterior Construction: Brick  
Lot Description:  
Other Buildings:  
Original Builder:  
Property Condition: Shows Well  
Roads:  
Roofing:  
Soil Type:  
Topography:  
Transportation: Airport - 5-10 Miles  
View/Exposure: Trees  
Year Converted:

Lot Dimension: x x

Lot Acres/Sqft: .46/20,000

New Construction: No

Year Renovated:

**PARKING**

Parking: Garage, Garage Door Opener, Attached, Faces Front, Additional Storage Area  
Garage Type: Attached, Front Loading Garage  
Carport Type:

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

**UTILITIES**

Heat System: Heat Pump(s)  
Cool System: Central Air Conditioning  
Water: Public  
Sewer Septic: Public Sewer, Public Septic  
TV/Cable/Comm:  
Electric 12 Months/Average:  
Gas 12 Months/Average:  
Construction Materials:  
Energy Generation:  
Water Conservation:  
Green Verification Y/N: No

Heat Fuel: Electric  
Cool Fuel: Electric  
Hot Water: Electric

Water 12 Months/Average:  
Heating Oil 12 Months/Average:  
Energy Efficiency:  
Indoor Air Quality:  
Sustainability:

**RENTAL**

Date Avail: 11-20-2017  
Pets Allowed: Yes  
Smoking Allowed: No  
Tenant Responsible: Insurance, Minor Exterior Maintenance, Minor Int Maint, Utilities - All  
Rent Includes: HOA / Condo Fee, Parking  
Lease Clauses: Carpet Cleaning  
Rental Special: None

Min Lease: 12 Max Lease: 48  
Pet Restrictions: Allowed on a Case by Case Basis  
Tenant Rights:

**FINANCIAL INFORMATION**

App Accept Date:  
Move in Fee: \$  
Pet Deposit:  
Earnest Money:  
Total Taxes:  
Tax Year:

Security Deposit: \$4,500  
Elevator Use Fee: \$  
Pet Fee:  
Other Fees: /  
City/Town Tax:  
Refuse Fee:  
Water/Sewer Hook-up:  
Special Tax Assess:  
Improvements:  
Investor Ratio:

Processing Fee: \$45  
Repair Deductible: \$100  
Monthly Pet Rent:

County Tax:  
Tap:  
Front Foot Fee:  
Yr Assessed:  
Total Tax Assessment:  
Total Units:

Assessments:  
Land:

Project Approved:  
Possession:

**HOA/CONDO**

HOA Fee: /  
Condo/Coop Fee: /  
HOA/Condo/Coop Amenities: Jogging / Walking Path  
HOA/Condo/Coop Rules:  
HOA/Condo/Coop Fee Includes: Snow Removal  
HOA/Condo/Coop Management:

HOA: No

**LEGAL INFORMATION**

Tax Map: 0223 04 0154  
Section: 2  
Liber:  
Zoning Code: 111  
Historic Designation ID:  
Contract Info:  
Disclosures: Prop Disclosure  
Documents:  
Special Permits:

Lot #: 154  
Phase:  
Folio: 223

Block/Square:  
Parcel Number:

Master Plan Zoning:

Broker Name: Long &amp; Foster Real Estate, Inc.

List Date: 31-Oct-2017  
VRP: No  
Low Price: \$4,500

Orig List Price: \$4,500  
Prior List Price:  
Status Change Date: 31-Oct-2017

Off Mkt Date:  
DOM-MLS: 86  
DOM-Prop: 86

**SOLD INFORMATION**