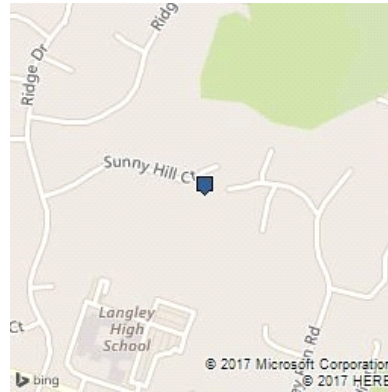


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX10004882 - FAIRFAX  
6505 SUNNY HILL CT, MCLEAN, VA 22101

Full Listing  
Residential



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

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

List Price: \$1,145,000  
Inc City/Town:  
Zip: 22101 - 1640  
Election District:  
Transaction Type: Standard  
ADC Map Coord: GOOGLE

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

Area:

Tax ID: 22-3-4- -73  
HOA Fee: \$145.00/ Annually  
C/C Fee: /

Total Taxes: \$12,840  
Tax Year: 2013  
Lot AC/SF: .76/33,239

Level Location:  
Age: 40  
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:	5	0	4	0	1	0
Full Baths:	3	0	2	0	1	0
Half Baths:	1	1	0	0	0	0

Room	Dimensions	Level	Flooring	Fireplace
Foyer		Main	Hardwood	
Living Room		Main	Hardwood	
Library		Main	Hardwood	
Dining Room		Main	Hardwood	
Kitchen		Main	Hardwood	
Breakfast Room		Main	Hardwood	
Family Rm		Main	Hardwood	Wood Burning
Great Room		Main	Hardwood	
Lndry-Sep Rm		Main		
Bedroom-Master		Upper 1	Hardwood	
Bedroom-Second		Upper 1	Hardwood	
Bedroom-Third		Upper 1	Hardwood	
Bedroom-Fourth		Upper 1	Hardwood	
Recreation Rm		Lower 1	Carpet	
Game/Exer Rm		Lower 1	Other	
Bedroom-Fifth		Lower 1	Carpet	
Storage Room		Lower 1		

### FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Library, Foyer, Breakfast Room, Game/Exer Rm, Great Room, Lndry-Sep Rm, Storage Room

Main Entrance: Foyer

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

Dining/Kitchen: Kit-Island, Sep Dining Rm, Breakfast nook

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Icemaker, Microwave, Oven - Double, Oven - Wall, Refrigerator, Washer

Amenities: Attached Master Bathroom, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Built-in Bookcases, Built-in China Cabinet, Crown Molding, Vanities - Double, Fireplace Mantel(s), Countertop(s) - Granite, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Closet - Master Bedroom Walk-in, Shades / Blinds, Wainscoting, Closet(s) - Walk-in, Wet Bar / Bar, Wood Floors

Security:

Windows/Doors: French Doors, Recessed Lighting, Skylight(s)

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Daylight, Full, Full, Fully Finished, Heated

Basement Entrance: Inside Access, Outside Entrance, Rear Entrance

Handicap: Other

Unit Description:

R-Factor Basement:

House Dimensions: x

Above Grade Unfinished:

Below Grade Finished:

Directions:

R-Factor Ceilings:

SQFT-Tot Fin: 0

Above Grade Finished:

Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 2,784

From I-495, exit on Georgetown Pike (Rt. 193) towards Langley HS. Turn left on Ridge Drive, Right on Sunny Hill Court.

#### REMARKS

Internet/Public:

A Langley Oaks house on the outside but a surprise within this renovated colonial with great vistas of acres of parkland \* Hearts of pine floors \* Gourmet kitchen \* Open floor plan on the main level \* Expanded family room \* Walkout lower with wet bar, exercise room & nanny suite

#### EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .76/33,239

Exterior: Deck, Sidewalks

Exterior Construction: Brick

Lot Description: Backs to Trees, Bcks-PrkInd, Cul-de-sac, Landscaping, Trees/Wooded, Private

Other Buildings:

Original Builder:

New Construction: No

Property Condition: Shows Well

Roads:

Roofing:

Soil Type:

Topography:

Transportation: Airport - 5-10 Miles

View/Exposure:

Year Converted:

Year Renovated:

#### PARKING

Parking: Garage

Garage Type: Attached

Carport Type:

Parking Incl in List Price: No

Parking Incl in Sale Price: No

# Gar/Carpt/Assgn Sp: 2//

Parking Space #:

Parking Block/Square:

#### UTILITIES

Heat System: Central, Forced Air, Heat Pump(s), Zoned

Cool System: Central Air Conditioning, Heat Pump(s), Zoned

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: 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:

#### FINANCIAL INFORMATION

Earnest Money:

Total Taxes: \$12,840

Tax Year: 2013

Assessments:

Land: \$537,000

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$489

Improvements: \$551,700

Investor Ratio:

County Tax:

Tap:

Front Foot Fee:

Yr Assessed: 2014

Total Tax Assessment: \$1,088,700

Total Units:

Project Approved:

Possession: Settlement

#### HOA/CONDO

HOA Fee: \$145.00/ 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: 0223 04 0073

Section: 1

Liber:

Zoning Code: 110

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure

Documents:

Special Permits:

Lot #: 73

Phase:

Folio: 223

Master Plan Zoning:

Block/Square:

Parcel Number:

Broker Name: Washington Fine Properties, LLC

List Date: 14-Jul-2017

VRP: No

Low Price: \$1,145,000

Orig List Price: \$1,250,000

Prior List Price: \$1,190,000

Status Change Date: 06-Feb-2018

Off Mkt Date:

DOM-MLS: 127

DOM-Prop: 127

#### SOLD INFORMATION

Contract Date: 06-Jan-2018

Close Date: 05-Mar-2018

Sell/Rent Agency: Buyer Agency

Close Price:

Seller Subsidy: \$0