

## Client Full

739 Ridge Dr, Mclean, VA 22101

Pending

Residential

\$1,333,000



Recent Change: 05/15/2020 : Pending : A/C->PND

MLS #:	VAFX1116610	Beds:	5
Tax ID #:	0223 04 0140	Baths:	3 / 1
Ownership Interest:	Fee Simple	Total Rooms:	15
Association:	HOA	Above Grade Fin SQFT:	3,209 / Assessor
Unit Entry Floor:	1	Price / Sq Ft:	415.39
Structure Type:	Detached	Year Built:	1980
Levels/Stories:	3+	Property Condition:	Very Good
Furnished:	No	Style:	Colonial
Waterfront:	No	Central Air:	Yes
Views:	Street	Basement:	Yes
Garage:	Yes		

### Location

County:	Fairfax, VA	School District:	Fairfax County Public Schools
In City Limits:	No	High School:	Langley
Legal Subdivision:	LANGLEY OAKS	Middle/Junior School:	Cooper
Subdiv / Neigh:	LANGLEY OAKS	Elementary School:	Churchill Road
Transportation:	Bus Stop less than 1 mile, Metro/Subway Station 1 to 3 miles		

### Association / Community Info

HOA:	Yes	HOA Fee:	\$155 / Annually
HOA Name:	LANGLEY OAKS HOMEOWNER ASSOCIATION	Association Recreation Fee:	No
Property Manager:	No		
Association Fee Incl.:	Other, Snow Removal		

### Taxes and Assessment

Tax Annual Amt / Year:	\$13,951 / 2020	Tax Assessed Value:	\$1,156,320 / 2020
County Tax:	\$13,297 / Annually	Imprv. Assessed Value:	\$587,320
Clean Green Assess:	No	Land Assessed Value:	\$569,000
Zoning:	111	Special Assmt:	\$653.32
Tax Book:	223	Land Use Code:	132
		Section:	2
		Block/Lot:	140

### Rooms

			Bed	Bath
Recreation Room:	Lower 1	26 x 15, Flooring - Carpet	Main	1 Half
Recreation Room:	Lower 1	16 x 13, Flooring - Carpet, Wet Bar	Upper 1	5
Living Room:	Main	14 x 13		3 Full
Dining Room:	Main	12 x 13		
Kitchen:	Main	10 x 14, Countertop(s) - Granite, Flooring - HardWood, Kitchen - Eat-in		
Study:	Main	13 x 11, Flooring - Carpet		
Family Room:	Main	22 x 11, Fireplace - Wood Burning, Flooring - HardWood, Master Bedroom - Sitting Area		

Breakfast Room:	Main	7 x 14, Flooring - HardWood
Laundry:	Main	
Master Bedroom:	Upper 1	19 x 13, Ceiling Fan(s), Flooring - Carpet, Walk-In Closet(s)
Sitting Room:	Upper 1	13 x 9, Flooring - Carpet
Master Bathroom:	Upper 1	Double Sink, Flooring - Tile
Bedroom:	Upper 1	14 x 16, Ceiling Fan(s), Flooring - Carpet
Bedroom:	Upper 1	17 x 12, Ceiling Fan(s), Flooring - Carpet, Walk-In Closet(s)
Bedroom:	Upper 1	12 x 12, Ceiling Fan(s), Flooring - Carpet, Walk-In Closet(s)
Bedroom:	Upper 1	12 x 12, Ceiling Fan(s), Flooring - Carpet, Walk-In Closet(s)
Bathroom:	Upper 1	Flooring - Tile
Bathroom:	Upper 1	Flooring - Tile

### Building Info

Builder Model:	Clayton A	Construction Materials:	Aluminum Siding, Brick
Builder Name:	Centex	Flooring Type:	Carpet, Ceramic Tile, Hardwood
Yr Major Reno/Remodel:	2011	Roof:	Fiberglass
Above Grade Fin SQFT:	3,209 / Assessor		
Below Grade Fin SQFT:	900 / Estimated		
Total Below Grade SQFT:	900 / Estimated		
Total Fin SQFT:	4,109 / Estimated		
Tax Total Fin SQFT:	3,209		
Total SQFT:	4,109 / Estimated		
Wall & Ceiling Types:	Dry Wall		
Foundation Details:	Active Radon Mitigation		
Basement Type:	Connecting Stairway, Full, Fully Finished, Heated, Partially Finished, Shelving, Workshop		

### Lot

Lot Acres / SQFT:	0.46a / 20,000sf / Estimated	Lot Features:	Front Yard, Landscaping, Rear Yard, Sloping
Additional Parcels:	No		
Views:	Street		
Fencing:	Split Rail		
Location Type:	Suburban		

### Ground Rent

Ground Rent Exists:	No
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### Parking

Attached Garage - # of Spaces	2	Features:	Attached Garage, Driveway, Garage Door Opener, Garage - Front Entry, Inside Access
<b>Total Parking Spaces</b>	<b>2</b>		

### Interior Features

Interior Features:	Attic, Breakfast Area, Built-Ins, Carpet, Family Room Off Kitchen, Floor Plan-Traditional, Formal/Separate Dining Room, Kitchen - Eat-In, Kitchen - Island, Kitchen - Table Space, Master Bath(s), Pantry, Recessed Lighting, Solar Tube(s), Stall Shower, Tub Shower, Walk-in Closet(s), Wood Floors, 1 Fireplace(s), Wood, Cooktop-Down Draft, Dishwasher, Disposal, Dryer, Dryer-Electric, Dryer-Front Loading, Humidifier, Icemaker, Oven-Double, Stainless Steel Appliances, Washer, Accessibility Features: Grab Bars Mod, None, Door Features: Insulated, Sliding Glass, Window Features: Bay/Bow, Double Hung, Energy Efficient, Insulated, Replacement, Screens, Vinyl Clad, Main Floor Laundry
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### Exterior Features

Exterior Features:	Exterior Lighting, Sidewalks, Street Lights, Deck(s), Patio(s), Porch(es)
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### Utilities

Utilities:	Fiber Optics Available, Ceiling Fan(s), Central A/C, Heat Pump(s), Programmable Thermostat, Cooling Fuel: Electric, Heating: Forced Air, Heat Pump(s), Humidifier, Heating Fuel: Electric, Water Source: Public, Sewer: Public Sewer
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### Remarks

Public:	PRE-LISTING HOME & RADON INSPECTED! VIEW THE VIRTUAL TOUR! Approaching on the stone walk, the front door and porches beckon you to enter and discover this light-filled home. Starting in the spacious foyer with its graceful staircase and comfortable looking rooms one finds this inviting home is a treasure! The main floor features living room, a study, dining room, powder room, a separate laundry room with custom cabinetry and entry door leading to back patio and delightful rear yard. The renovated kitchen with custom cabinets, granite counters, island, build
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in wall ovens, stainless steel appliances, & recessed lighting has its own breakfast room and opens through a breakfast bar to the family room with its fireplace and access to fantastic Trex deck with built-in seating, light-sensor triggered lighting and adjacent patio. Bordered by a split rail fence, this quiet yard is perfect for play or entertaining. 5 spacious bedrooms with walk-in closets &, ceiling fans (with sitting room/nursery adjoining master) plus 3 full baths complete the upper level. All bathrooms have been thoughtfully renovated. The finished lower level offers not only a workshop and storage space galore, its open rooms are of a versatile layout accommodating multiple possibilities. The landscaping features light-sensor pathway lighting and a variety of plantings which afford low maintenance and bloom yearly to delight the senses. This home which boasts a long list of quality updates was pre-listing inspected and is ready for easy move-in and enjoyment. While enjoying short distances to sought after schools and multiple main commuting routes this quiet neighborhood is a grand location to call home! OPEN DAILY BY APPOINTMENT ...30 MIN PRIOR NOTICE PLEASE. Disposable gloves supplied, interior doors open, lights on....limited access for social distance being practiced. Call Lister w/questions.

**Directions**

From Georgetown just west of Langley High School, Turn at the light onto Ridge Drive, follow it to 739 on the Right.

**Listing Details**

Original Price:	\$1,342,000	Previous List Price:	\$1,342,000
Vacation Rental:	No	DOM:	27
Sale Type:	Standard	Off Market Date:	05/15/20
Listing Term Begins:	03/18/2020	Home Warranty:	No
Possession:	Coin w/Sell Sett, Negotiable	Documents Available:	Seller's Property Disclosure
Federal Flood Zone:	No		
Disclosures:	Prop Disclaimer, Prop Disclosure, Subject to VA POA		

**Sale/Lease Contract**

Agreement of Sale Dt:	04/10/20	Close Date:	05/29/20
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