

## Client Full

741 Ridge Dr, Mclean, VA 22101

Coming Soon

Residential

\$1,050,000



Recent Change: **09/23/2020 : Coming Soon : ->C/S**

**Upcoming OH: Public: Sun Sep 27, 2:00PM-4:00PM Method: In-Person Only**

MLS #:	VAFX1157334	Beds:	4
Tax ID #:	0223 04 0139	Baths:	3 / 1
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	2,448 / Assessor
Association:	HOA	Price / Sq Ft:	428.92
Structure Type:	Detached	Year Built:	1979
Levels/Stories:	3	Property Condition:	Very Good
Waterfront:	No	Style:	Colonial
Views:	Garden/Lawn, Trees/Woods	Central Air:	Yes
Garage:	Yes	Basement:	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

### Association / Community Info

HOA:	Yes	HOA Fee:	\$155 / Annually
HOA Name:	LANGLEY OAKS		

### Taxes and Assessment

Tax Annual Amt / Year:	\$12,952 / 2020	Tax Assessed Value:	\$1,073,580 / 2020
County Tax:	\$12,346 / Annually	Imprv. Assessed Value:	\$504,580
Clean Green Assess:	No	Land Assessed Value:	\$569,000
Zoning:	111	Special Assmt:	\$606.57
Zoning Description:	R-1C (R-1 W/Cluster Dev)	Land Use Code:	132
Tax Book:	223	Section:	2
		Block/Lot:	139

### Rooms

			Bed	Bath
Bathroom 1:	Upper 1	14 x 18, Flooring - Carpet	Main	1 Half
Bathroom 2:	Upper 1	11 x 11, Flooring - Carpet	Upper 1	4
Bedroom 3:	Upper 1	11 x 13, Flooring - Carpet	Lower 1	1 Full
Bedroom 4:	Upper 1	11 x 12, Flooring - Carpet		
Library:	Main	12 x 9, Flooring - HardWood		
Family Room:	Main	18 x 12, Flooring - Carpet		
Dining Room:	Main	12 x 15, Flooring - HardWood		
Living Room:	Main	14 x 18, Flooring - HardWood		
Breakfast Room:	Main	10 x 12		

### Building Info

Above Grade Fin SQFT:	2,448 / Assessor	Main Entrance Orientation:	Southeast
Below Grade Fin SQFT:	880 / Estimated	Construction Materials:	Brick
Total Below Grade SQFT:	880 / Estimated	Flooring Type:	Ceramic Tile, Fully Carpeted, Hardwood

Total Fin SQFT:	3,328 / Estimated	Roof:	Architectural Shingle
Tax Total Fin SQFT:	2,448		
Total SQFT:	3,328 / Estimated		
Wall & Ceiling Types:	Dry Wall		
Basement Type:	Full, Fully Finished, Heated, Improved, Shelving, Sump Pump, Windows, Workshop		

### **Lot**

Lot Acres / SQFT:	0.46a / 20,000sf / Assessor
Views:	Garden/Lawn, Trees/Woods
Fencing:	Partially

### **Parking**

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

### **Interior Features**

Interior Features: Breakfast Area, Carpet, Chair Railings, Crown Moldings, Dining Area, Floor Plan-Traditional, Formal/Separate Dining Room, Kitchen - Eat-In, Kitchen - Gourmet, Kitchen - Table Space, Pantry, Recessed Lighting, Store/Office, Walk-in Closet(s), Wet/Dry Bar, Wood Floors, 1 Fireplace(s), Brick, Mantel(s), Cooktop, Cooktop - Down Draft, Dishwasher, Dryer, Icemaker, Range Hood, Refrigerator, Washer, Water Heater, Accessibility Features: None, Fire Detection System, Security System, Smoke Detector, Door Features: French, Storm, Main Floor Laundry

### **Exterior Features**

Exterior Features: Patio(s)

### **Utilities**

Utilities: Ceiling Fan(s), Central A/C, Cooling Fuel: Electric, Heating: Heat Pump(s), Heating Fuel: Natural Gas, Hot Water: Natural Gas, Water Source: Public, Sewer: Public Sewer

### **Remarks**

Public: A well maintained brick colonial with a side load garage in a beautiful half acre lot. Very privacy treed back yard and landscaped front yard. Hardwood in living room, dinning room, office and foyer. Recently installed new roof, new double zone HVAC , hot water heater, and expanded driveway. Kitchen with down draft cooktop & peninsular has bay windowed breakfast nook. Family room w/wet bar & wood burning fireplace. Laundry & Mud room has access door to driveway. Top school pyramid zone, Come and see the value! Don't miss this unbelievably priced listing. Priced sell real quick!

### **Directions**

From I- 495, take Georgetown Pike East , Turn left onto Ridge and Go down until Ridge Drive appears again on Rt. Turn Right and house is on left at 741 Ridge Dr. Or From DC come down 123 and take a right onto Georgetown pike after the CIA. Turn Right onto Ridge Dr and take another Right onto Ridge Dr again on right turn.

### **Listing Details**

Vacation Rental:	No	DOM:	0
Sale Type:	Standard	Listing Terms:	As is Condition, Home Warranty, No Home Sale Contract
Listing Term Begins:	09/25/2020	Expected On Market Date:	09/25/20
Possession:	Settlement	Home Warranty:	Yes
Acceptable Financing:	Cash, Conventional, FHA, VA	Documents Available:	Building Plan, Plat
Disclosures:	Prop Disclosure		

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	Wear mask please...		

