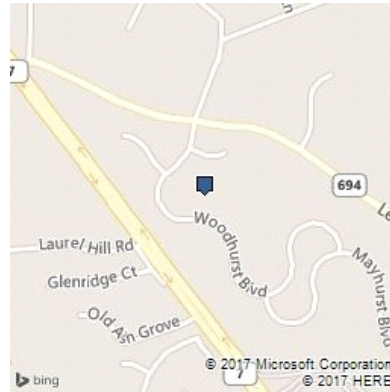


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX10080381 - FAIRFAX  
1413 WOODHURST BLVD, MCLEAN, VA 22102

Full Listing  
Residential



Status: Sold  
Close Date: 01-Dec-2017  
Ownership: Fee Simple  
Sale or Rental: Sale  
Listing Type: Excl. Right

Adv Sub: McLean Hundred  
Legal Sub: SMC MCLEAN  
Condo/Coop Proj Name:

Tax ID: 28-2-12- -63  
HOA Fee: \$450.00/ Quarterly  
C/C Fee: /

Elementary: SPRING HILL

Style: Colonial  
Seller Subsidy: \$0  
Type: Detached  
TH Type:  
#Levels: 3  
Auction: No  
#Fireplaces: 2  
Model: Wyndham

Total Taxes: \$17,793  
Tax Year: 2017  
Lot AC/SF: .72/31,337

Middle: COOPER

List Price: \$1,599,500  
Close Price: \$1,600,000  
Inc City/Town:  
Zip: 22102 - 2234  
Election District:  
Transaction Type: Standard  
ADC Map Coord: SEE GOOGLE

Area:

Level Location:  
Age: 23  
Year Built: 1995

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:	4	0	4		0	
Full Baths:	4	0	3		1	
Half Baths:	2	2	0		0	

FEATURES

Rooms:  
Main Entrance: Foyer  
Interior Style: Floor Plan-Traditional  
Dining/Kitchen: Sep Dining Rm, Eat-In Kitchen, Kit-Table Space, Kit-Island, Gourmet, Fam Rm Off Kit  
Appliances: Cooktop  
Amenities: Attached Master Bathroom, Attic - Access Only, Closet - Master Bedroom Walk-in, Countertop(s) - Granite, Crown Molding, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Wainscoting, Wall to Wall Carpeting, Washer / Dryer Hookup, Wood Floors, Stair - Curved, Staircase - Double / Dual  
Security:  
Windows/Doors:  
Walls/Ceilings:

Basement: Yes  
Basement Type: Connecting Stairway, Improved  
Basement Entrance: Connect Stair  
Handicap: None

Foundation:

Unit Description:  
R-Factor Basement:  
House Dimensions: x  
Above Grade Unfinished:  
Below Grade Finished: 1200  
Directions:

R-Factor Ceilings:  
SQFT-Tot Fin: 5486  
Above Grade Finished: 4286  
Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 4,286

From Dolly Madison & Old Dominion - Dolley Madison right on to Lewinsville (694) and left on Woodhurst (McLean 100). House on left, sign on property.

REMARKS

Internet/Public:  
Light-filled brick colonial with a lush and private setting featuring a two story foyer, family room with a gas fireplace and vaulted ceilings, gourmet kitchen with Viking appliances and breakfast area, an expansive master suite, a recreation room with a billiards area, a large deck overlooking the backyard and a three-car garage.

EXTERIOR

Building Sites/Lots:  
Exterior:  
Exterior Construction: Brick, Siding - Fiber Cement  
Lot Description:  
Other Buildings: Above Grade, Below Grade  
Original Builder:  
Property Condition: Shows Well  
Roads:  
Roofing: Shingle - Asphalt  
Soil Type:  
Topography:  
Transportation:

Lot Dimension: x x

Lot Acres/Sqft: .72/31,337

New Construction: No

View/Exposure:  
Year Converted:

Year Renovated:

**PARKING**

Parking: Drvwy/Off Str, Garage, Paved Driveway, Faces Side, Attached, Garage Door Opener  
Garage Type: Attached, Side Loading Garage  
Carport Type:  
Parking Incl in List Price: Yes

# Gar/Carpt/Assgn Sp: 3//  
Parking Space #:  
Parking Block/Square:

**UTILITIES**

Heat System: Forced Air  
Cool System: Central Air Conditioning  
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:

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

Heat Fuel: Natural Gas  
Cool Fuel: Electric  
Hot Water: Natural Gas

**FINANCIAL INFORMATION**

Earnest Money:  
Total Taxes: \$17,793  
Tax Year: 2017

Other Fees: /  
City/Town Tax:  
Refuse Fee:  
Water/Sewer Hook-up:  
Special Tax Assess: \$812  
Improvements: \$740,820  
Investor Ratio:

County Tax: \$16,982  
Tap:  
Front Foot Fee:  
Yr Assessed: 2017  
Total Tax Assessment: \$1,502,820  
Total Units:

Assessments:  
Land: \$762,000

Project Approved:  
Possession: Settlement

**HOA/CONDO**

HOA Fee: \$450.00/ Quarterly  
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: 0282 12 0063  
Section: 1  
Liber:  
Zoning Code: 111  
Historic Designation ID:  
Contract Info:  
Disclosures: Prop Disclaimer  
Documents:  
Special Permits:

Lot #: 63  
Phase:  
Folio: 282  
Master Plan Zoning:

Block/Square:  
Parcel Number:

Broker Name: Washington Fine Properties, LLC

List Date: 12-Oct-2017  
VRP: No  
Low Price: \$1,599,500

Orig List Price: \$1,599,500  
Prior List Price:  
Status Change Date: 01-Dec-2017

Off Mkt Date:  
DOM-MLS: 4  
DOM-Prop: 4

**SOLD INFORMATION**

Contract Date: 15-Oct-2017  
Close Date: 01-Dec-2017  
Selling/Rental Office: RMAX5

Sell/Rent Agency: Seller Agency  
Close Price: \$1,600,000

Seller Subsidy: \$0

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Accuracy of square footage, lot size, schools and other information is not guaranteed.

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