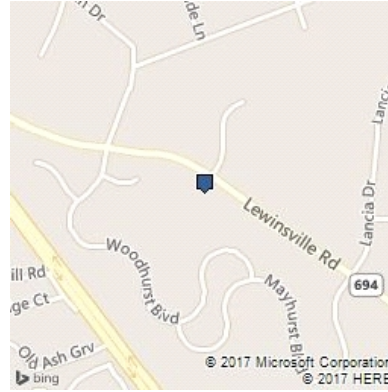


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9870873 - FAIRFAX
1443 WOODHURST BLVD, MCLEAN, VA 22102

Full Listing
Residential



Status: Sold
Close Date: 31-May-2017
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right

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

Tax ID: 29-1-16- -77
HOA Fee: \$450.00/ Quarterly
C/C Fee: /

Style: Colonial
Seller Subsidy: \$0
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 4
Model: Wentworth

Total Taxes: \$17,690
Tax Year: 2016
Lot AC/SF: 1.00/43,667

List Price: \$1,899,000
Close Price: \$1,760,000
Inc City/Town:
Zip: 22102 - 2234
Election District:
Transaction Type: Standard
ADC Map Coord: XXX

Area:

Level Location:
Age: 20
Year Built: 1998

Elementary: SPRING HILL

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

Room	Dimensions	Level	Flooring	Fireplace
Kitchen	15 x 15	Main	Hardwood	
Breakfast Room	10 x 15	Main	Hardwood	
Laundry-Kit Lvl	14 x 12	Main	Hardwood	
Family Rm	19 x 19	Main	Hardwood	Gas
Den/Stdy/Lib	11 x 14	Main	Hardwood	
Dining Room	17 x 15	Main	Hardwood	
Living Room	17 x 16	Main	Hardwood	Wood Burning
Bedroom-Master	20 x 18	Upper 1	Hardwood	Gas
Lndry-Uppr Lvl		Upper 1		
Bedroom-Second	16 x 14	Upper 1	Hardwood	
Bedroom-Third	13 x 15	Upper 1	Hardwood	
Bedroom-Fourth	17 x 11	Upper 1	Hardwood	
Bedroom-Fifth	13 x 10	Lower 1	Carpet	
Recreation Rm	44 x 21	Lower 1	Carpet	Gas
Storage Room		Lower 1	Concrete	

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Breakfast Room, Den/Stdy/Lib, Laundry-Kit Lvl, Lndry-Uppr Lvl, Storage Room

Main Entrance: Center Hall, Two Story Foyer

Interior Style: Floor Plan-Traditional

Dining/Kitchen: Breakfast Room, Fam Rm Off Kit, Gourmet, Kit-Island, Sep Dining Rm, Eat-In Kitchen

Appliances: Central Vacuum, Dishwasher, Disposal, Dryer - Front Loading, Exhaust Fan, Icemaker, Microwave, Oven - Double, Oven / Range - Gas, Range Hood, Refrigerator, Six Burner Stove, Washer - Front Loading, Washer / Dryer - Stacked, Water Heater - Tankless

Amenities: Attached Master Bathroom, Attic - Storage Only, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Bathroom(s) - Dual Entry, Built-in Bookcases, Chair Railing, Closet - Master Bedroom Walk-in, Closet(s) - Cedar, Countertop(s) - Granite, Crown Molding, Fireplace Gas Insert, Fireplace Glass Doors, Fireplace Mantel(s), Master Bedroom - Full Bathroom, Staircase - Double / Dual, Vanities - Double, Washer / Dryer Hookup, Wall to Wall Carpeting, Wet Bar / Bar, Wood Floors

Security:

Windows/Doors:

Walls/Ceilings: 9'+ Ceilings, Tray Ceilings

Basement: Yes

Foundation:

Basement Type: Connecting Stairway, Daylight, Full, Full, Fully Finished, Heated, Improved, Outside Entrance, Side Entrance, Walkout Level, Windows

Basement Entrance: Connect Stair, Rear Entrance

Handicap: None

Unit Description:
R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SQFT-Tot Fin: 6466

Above Grade Unfinished:

Above Grade Finished: 4466

Below Grade Finished: 2000

Below Grade Unfinished: 500

Tax Living Area: 4,466

Directions:

From the Dulles Toll Road take Route 7 West to Right on Lewinsville Road (keep to the Right) Take a Right on Woodhurst Boulevard follow to 1443 on the private drive.

REMARKS

Internet/Public:

Beautiful, sun filled and remodeled. This impressive residence exudes luxury - custom kitchen with floor to ceiling cabs, huge island, massive pic window, Wolf range. 3 panel patio doors. Coffered ceiling. Outstanding master suite with marble bath, separate 2nd laundry and bonus room. Expansive Rec room with wet bar. Walk out level. Wine cellar. Cedar closet. Over-sized-deck. Cul-de-sac location.

EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: 1.00/43,667

Exterior:

Exterior Construction: Brick

Lot Description: Backs to Trees, Cul-de-sac

Other Buildings: Above Grade, Below Grade

Original Builder:

New Construction: No

Property Condition: Shows Well, Renov/Remod

Roads:

Roofing:

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

PARKING

Parking: Garage

Garage Type: Attached, Side Loading Garage

Carport Type:

Parking Incl in List Price: Yes

Parking Incl in Sale Price: Yes

Gar/Carpt/Assgn Sp: 3//

Parking Space #:

Parking Block/Square:

UTILITIES

Heat System: Central, Zoned, Floor Furnace

Cool System: Ceiling Fan(s), 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:

Heat Fuel: Natural Gas, Central

Cool Fuel: Electric

Hot Water: 60 or More Gallon Tank, Tankless Water He

Water 12 Months/Average:

Heating Oil 12 Months/Average:

Energy Efficiency:

Indoor Air Quality:

Sustainability:

FINANCIAL INFORMATION

Earnest Money:

Total Taxes: \$17,690

Tax Year: 2016

Assessments:

Land: \$777,000

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$786

Improvements: \$750,000

Investor Ratio:

County Tax: \$17,255

Tap:

Front Foot Fee:

Yr Assessed: 2016

Total Tax Assessment: \$1,527,000

Total Units:

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: Master Ins Policy, CAM

HOA/Condo/Coop Management: Prof-Off Site

HOA: Yes

LEGAL INFORMATION

Tax Map: 0291 16 0077

Section: 2

Liber:

Zoning Code: 111

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclaimer, Subj to Condo/HOA Docs

Documents:

Special Permits:

Lot #: 77

Phase:

Folio: 291

Master Plan Zoning:

Block/Square:

Parcel Number:

Broker Name: TTR Sothebys International Realty

List Date: 24-Feb-2017

VRP: No

Low Price: \$1,899,000

Orig List Price: \$1,899,000

Prior List Price:

Status Change Date: 31-May-2017

Off Mkt Date:

DOM-MLS: 59

DOM-Prop: 59

SOLD INFORMATION

Contract Date: 21-Apr-2017

Close Date: 31-May-2017

Selling/Rental Office: TTRS3

Sell/Rent Agency: Non-Agency

Close Price: \$1,760,000

Seller Subsidy: \$0

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

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