

# Client Full

**1405 Woodhurst Blvd, Mclean, VA 22102**

**Coming Soon**

**Residential**

**\$1,750,000**



**Recent Change: 03/23/2021 : Coming Soon : ->C/S Expected On Market Date: 03/25/21**  
**Upcoming OH: Public: Sat Mar 27, 2:00PM-4:00PM Method: In-Person Only**

MLS #:	VAFX1187764	Beds:	4
Tax ID #:	0282 12 0060	Baths:	3 / 1
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	4,252 / Assessor
Structure Type:	Detached	Price / Sq Ft:	411.57
Levels/Stories:	3	Year Built:	1994
Waterfront:	No	Style:	Colonial
Garage:	Yes	Central Air:	Yes
		Basement:	Yes

## Location

County:	Fairfax, VA	School District:	Fairfax County Public Schools
In City Limits:	No	High School:	Langley
Legal Subdivision:	SMC MCLEAN	Middle/Junior School:	Cooper
Subdiv / Neigh:	MCLEAN HUNDRED	Elementary School:	Spring Hill

## Taxes and Assessment

Tax Annual Amt / Year:	\$17,749 / 2020	Tax Assessed Value:	\$1,420,170 / 2021
County Tax:	\$16,918 / Annually	Imprv. Assessed Value:	\$638,170
Clean Green Assess:	No	Land Assessed Value:	\$782,000
Municipal Trash:	No	Special Assmt:	\$831.22
Zoning:	111	Land Use Code:	132
Tax Book:	282	Section:	1
		Block/Lot:	60

## Rooms

		<b>Bed</b>		<b>Bath</b>
Library:	Main	Main		1 Half
Den:	Main	Upper 1	4	3 Full
Breakfast Room:	Main			
Dining Room:	Main			
Kitchen:	Main			
Laundry:	Main			
Family Room:	Main			
Living Room:	Main			
Study:	Lower 1			

## Building Info

Above Grade Fin SQFT:	4,252 / Assessor	Construction Materials:	Brick, Vinyl Siding
Below Grade Fin SQFT:	1,956 / Estimated	Flooring Type:	Carpet, Hardwood
Total Below Grade SQFT:	1,956 / Estimated	Roof:	Shingle
Total Fin SQFT:	6,208 / Estimated		
Tax Total Fin SQFT:	4,252		
Total SQFT:	6,208 / Estimated		
Wall & Ceiling Types:	2 Story Ceilings		
Basement Type:	Rear Entrance, Walkout Level		

**Lot**

Lot Acres / SQFT: 0.59a / 25830sf / Assessor

**Ground Rent**

Ground Rent Exists: No

**Parking**

Attached Garage - # of Spaces 2 Features: Attached Garage, Garage - Side Entry

**Total Parking Spaces 2****Interior Features**

Interior Features: 3 Fireplace(s), Accessibility Features: None

**Exterior Features**

Exterior Features: Lawn Sprinkler, Deck(s), Patio(s)

**Utilities**

Utilities: Central A/C, Cooling Fuel: Electric, Heating: Central, Forced Air, Heating Fuel: Natural Gas, Hot Water: Natural Gas, Water Source: Public, Sewer: Public Sewer

**Remarks**

Public: Pristine Colonial on a premium lot in sought after McLean Hundred Community with top ranked schools. This home boasts a two-story foyer with curved staircase, living room with fireplace, spacious formal dining room, office with built-ins and sunroom with lots of light. Many gatherings will be enjoyed in the large family room with fireplace and doors leading to large deck and backyard\* The sun filled kitchen with large breakfast area has been completely renovated with new cabinets, quartz countertops, huge island with new downdraft cooktop and plenty of storage. Laundry room is located on main level. Upper level master bedroom with sitting area, luxury bath and two walk in closets En suite bedroom with built-ins. Two other bedrooms with shared bath\* Walkout basement with updated full bathroom, small bar area, bonus room for gym, recreation room with fireplace and room for a pool table and game table. Don't miss the fenced backyard with new deck and room for a pool. This location is outside the beltway and boasts an easy commute to Dulles International Airport and the Tech Corridor. Munities to Tyson's, Toll Rd, the Silver Line Metro, and the Dulles Toll Road.

**Directions**

From Lewinsville Rd. turn onto Mayhurst (becomes Woodhurst) or turn directly on Woodhurst (depending upon the direction you are traveling from on Rt. 7) to 1405 Woodhurst. Lewinsville Rd. can be accessed from Rt. 7 @ Brook Rd. OR @ Rt 123 or Springhill Rd.

**Listing Details**

Vacation Rental:	No	DOM:	0
Sale Type:	Standard	Expected On Market Date:	03/25/21
Listing Term Begins:	03/25/2021	Lease Considered:	No
Possession:	Settlement	Home Warranty:	No
Federal Flood Zone:	No	Pets Allowed:	No

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Please follow the CDC Covid- 19 guidelines . Wear mask, use shoe covers provided at the entrance.

