

# Client Full

1419 Woodhurst Blvd, Mclean, VA 22102

Closed | 03/16/21

Residential

\$1,585,000



**Recent Change:**

**03/16/2021 : Closed : PND->CLS**

MLS #:	VAFX1182552	Beds:	4
Tax ID #:	0291 16 0066	Baths:	5 / 1
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	4,272 / Assessor
Association:	HOA	Price / Sq Ft:	371.02
Structure Type:	Detached	Year Built:	1995
Levels/Stories:	3	Property Condition:	Very Good
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

**Association / Community Info**

HOA:	Yes	HOA Fee:	\$450 / Quarterly
Prop Mgmt Company:	Select Community Service	Association Recreation Fee:	No
Property Manager:	Yes		
Association Fee Incl.:	Common Area Maintenance, Reserve Funds, Trash		

**Taxes and Assessment**

Tax Annual Amt / Year:	\$17,570 / 2021	Tax Assessed Value:	\$1,399,540 / 2021
County Tax:	\$16,747 / Annually	Imprv. Assessed Value:	\$609,540
Municipal Trash:	No	Land Assessed Value:	\$790,000
Zoning:	RESIDENTIAL	Special Assmt:	\$822.83

**Rooms**

			<b>Bed</b>	<b>Bath</b>
Primary Bedroom:	Upper 1	19 x 13, Flooring - HardWood	Main	1 Half
Bedroom 2:	Upper 1	19 x 11, Flooring - HardWood	Upper 1	4 Full
Bathroom 3:	Upper 1	13 x 11, Flooring - HardWood	Lower 1	1 Full
Bedroom 4:	Upper 1	15 x 12, Flooring - HardWood		
Living Room:	Main	16 x 13, Flooring - HardWood		
Dining Room:	Main	15 x 13, Chair Rail, Crown Molding, Flooring - HardWood		
Sun/Florida Room:	Main	20 x 14, Flooring - HardWood		
Foyer:	Main	12 x 12, Flooring - HardWood		
Library:	Main	12 x 11, Built-Ins, Flooring - HardWood		
Family Room:	Main	20 x 19, Fireplace - Wood Burning, Flooring - HardWood		
Kitchen:	Main	16 x 13, Flooring - HardWood		
Breakfast Room:	Main	18 x 13, Flooring - HardWood		
Hobby Room:	Lower 1	Flooring - Carpet		

Recreation Room: Lower 1 40 x 16, Flooring - Carpet  
Exercise Room: Lower 1 19 x 18, Flooring - Carpet  
Storage Room: Lower 1 22 x 11, Flooring - Concrete

### Building Info

Builder Model:	Berkeley Model Extended	Construction Materials:	Brick, Vinyl Siding
Builder Name:	Stanley Martin	Flooring Type:	Carpet, Ceramic Tile, Hardwood
Above Grade Fin SQFT:	4,272 / Assessor	Roof:	Asphalt
Below Grade Fin SQFT:	2,109 / Estimated		
Total Below Grade SQFT:	2,109 / Estimated		
Total Fin SQFT:	6,381 / Estimated		
Total SQFT:	6,381 / Estimated		
Basement Type:	Full		

### Lot

Lot Acres / SQFT:	0.77a / 33440sf / Assessor	Lot Features:	Backs to Trees, Landscaping, Private
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### Parking

Attached Garage - # of Spaces	3	Features:	Attached Garage, Garage Door Opener, Garage - Side Entry
<b>Total Parking Spaces</b>	<b>3</b>		

### Interior Features

Interior Features: Breakfast Area, Built-Ins, Carpet, Chair Railings, Crown Moldings, Curved Staircase, Family Room Off Kitchen, Floor Plan-Traditional, Kitchen - Gourmet, Kitchen - Island, Pantry, Recessed Lighting, Soaking Tub, Upgraded Countertops, Wainscotting, Walk-in Closet(s), Window Treatments, Wood Floors, 1 Fireplace(s), Wood, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Refrigerator, Washer, Water Heater, Accessibility Features: None, Door Features: French, Six Panel, Main Floor Laundry

### Utilities

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

### Remarks

Public: Welcome to this extended Berkley model, featuring a three-level extension, in the highly sought-after McLean Hundred Community, with top ranked schools and a centrally located 4-acre park. This beautiful property, set back from the road, has the only tree-lined drive in the neighborhood. A quiet, private oasis in the suburbs, it is located just outside the beltway close to Tysons, the Silver Line Metro, and the Dulles Toll Road. The location boasts an easy commute to Dulles International Airport and the Tech Corridor. Also close by are parks, recreation centers, and sports fields. Entering the home brings you into the grand two-story foyer on the main level. Continuing throughout this level, you will find such features as hardwood floors, a private office with French doors, and a formal living room which flows into the dining room. The dining room is perfectly situated next to the high-end kitchen with brand new appliances, brand new quartz countertops, and breakfast area, which flows both into the bright, window-lined sunroom, and step-down family room with masonry fireplace and back staircase to the upper level. Additional features on the main level are a powder room and laundry/mudroom with utility sink. The theme of the main is bright, spacious coziness, and brings an instant sense of being at home. The upper level features a redesigned master retreat, complete with hardwood floors, walk-in closet (9x12!!) master bathroom with linen and water closets, and sitting room with three additional closets. Both the bedroom and sitting room have tray ceilings, emphasizing the many luxurious details throughout the home. The remaining three bedrooms also have hardwood floors, and each brings its own charm. The second bedroom has a lovely view of the tree-lined drive, and the third bedroom has a deep walk-in closet (and shares a full hall bath with dual vanities with the second bedroom). The fourth bedroom, which is located a few steps down from the rest of the upper level, has an ensuite bath and two closets. Perfect privacy for guests. Outside this potential guest suite is the top of the back staircase and a hallway overlooking the family room, which allows for an open feeling among those present. The lower level, which contains over 2,000 square feet, adds a whole other dimension of living space. The large recreation area has many possibilities for use, limited only by one's creativity. There is a large exercise room, a den with beautiful built-ins, a full bathroom, and a 512 square foot storage room. This home also has a three-car garage with three separate doors, a composite deck off the breakfast room with which to enjoy the surrounding nature, and an amazing flat side-yard for any kind of outdoor game or activity you can imagine.

### Directions

From the Toll Road, take exit for VA 7W, Turn right onto VA-694, Turn right onto Woodhurst Blvd.

### Listing Details

Original Price:	\$1,620,000	DOM:	1
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Sale Type:	Standard	Off Market Date:	03/16/21
Listing Term Begins:	02/23/2021	Lease Considered:	No
Possession:	0-30 Days CD, 31-60 Days CD, Negotiable, Seller Rent Back	Home Warranty:	Yes
Acceptable Financing:	Conventional, FHA, VA	Documents Available:	House Plans Available, Plat, Seller's Property Disclosure
Federal Flood Zone:	No		
Disclosures:	Prop Disclosure		

### **Sale/Lease Contract**

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Concessions:	No	Close Date:	03/16/21
Agreement of Sale Dt:	02/23/21	Close Price:	\$1,585,000.00
Close Sale Type:	Standard Sale		

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