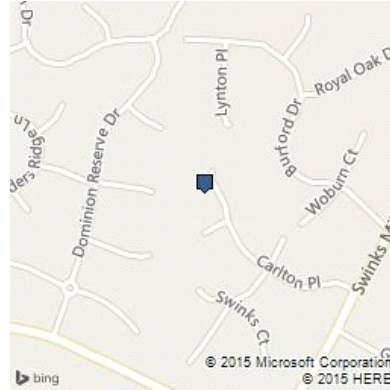


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX8625581 - FAIRFAX
7715 CARLTON PL, MCLEAN, VA 22102

Full Listing
Residential



Status: Active
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right

Style: Colonial
Type: Detached
TH Type:
#Levels: 4
Auction: No
#Fireplaces: 9
Model: Custom

List Price: \$2,500,000
Inc City/Town:
Zip: 22102 - 2152
Election District:
Transaction Type: Standard
ADC Map Coord: 8C5

Adv Sub: Millwood
Legal Sub: MILLWOOD
Condo/Coop Proj Name: MILLWOOD

Tax ID: 20-4-22- -16
HOA Fee: \$260.00/ Annually
C/C Fee: /

Total Taxes: \$28,317
Tax Year: 2014
Lot AC/SF: .93/40,722

Area:

Level Location:
Age: 26
Year Built: 1989

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:	6	0	4	2	0	
Full Baths:	6	0	4	1	1	
Half Baths:	2	2	0	0	0	

Room	Dimensions	Level	Flooring	Fireplace
Bedroom-Fifth		Upper 2	Hardwood	
Bedroom-Fourth		Upper 1	Hardwood	
Bedroom-Master		Upper 1	Wood Under Carpet	Wood Burning
Bedroom-Second		Upper 1	Hardwood	
Bedroom-Third		Upper 1	Hardwood	
Breakfast Room		Main	Hardwood	Gas
Dining Room		Main	Hardwood	Wood Burning
Family Rm		Main	Wood Under Carpet	Gas
Florida/Sun Rm		Main	Ceramic Tile	
Kitchen		Main	Hardwood	
Living Room		Main	Hardwood	Wood Burning
Lndry-Uppr Lvl		Upper 1	Ceramic Tile	
Other Room 1		Lower 1	Carpet	Wood Burning
Other Room 2		Upper 2	Hardwood	
Other Room 3		Upper 2	Hardwood	
Recreation Rm		Lower 1	Carpet	Wood Stove
Storage Room		Lower 1	Concrete	
Library		Main	Hardwood	Gas

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Other Room 1, Other Room 2, Other Room 3, Library, Breakfast Room, Florida/Sun Rm, Lndry-Uppr Lvl, Storage Room

Main Entrance: Center Hall, Foyer

Interior Style: Floor Plan-Traditional

Dining/Kitchen: Breakfast Room, Butlers Pantry, 2nd Kitchen, Gourmet, Kit-Island, Sep Dining Rm, Eat-In Kitchen

Appliances: Central Vacuum, Cooktop, Cooktop - Down Draft, Dishwasher, Disposal, Dryer, Extra Refrigerator / Freezer, Icemaker, Microwave, Oven - Double, Oven - Self Cleaning, Oven - Wall, Oven / Range - Electric, Refrigerator, Washer, Washer - Front Loading, Freezer

Amenities: Built-in Bookcases, Built-in China Cabinet, Closet(s) - Cedar, Chair Railing, Crown Molding, Stair - Curved, Vanities - Double, Drapery Rods,

Staircase - Double / Dual, Drapes / Curtains, Fireplace Equipment, Fireplace Gas Insert, Fireplace Glass Doors, Fireplace Mantel(s), Fireplace Screen,

Countertop(s) - Granite, Home Warranty, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Closet -

Master Bedroom Walk-in, Shades / Blinds, Tub - 2 or More Person, Wall to Wall Carpeting, Wainscoting, Closet(s) - Walk-in, Washer / Dryer Hookup, Wood

Floors, Whirlpool Jets

Security: Electric Alarm

Windows/Doors:

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Daylight, Partial, Fully Finished, Heated, Outside Entrance, Rear Entrance, Walkout Level, Windows

Basement Entrance: Inside Access, Outside Entrance, Rear Entrance

Handicap: 36" + wide Halls

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x
Above Grade Unfinished: 0
Below Grade Finished: 2300
Directions:

SQFT-Tot Fin: 10272
Above Grade Finished: 7972
Below Grade Unfinished: 350

Tax Living Area: 7,972

FROM BELTWAY: GEORGETOWN PIKE TO LEFT ON SWINKS MILL; RIGHT ON CARLTON PLACE TO HOME ON LEFT AT END. FROM TYSON'S CORNER: ROUTE 123 (DOLLEY MADISON) TO LEFT ON OLD DOMINION; RIGHT ON SWINKS MILL TO LEFT ON CARLTON PL TO HOME ON LEFT AT END

REMARKS

Internet/Public:
REDUCED PRICE!! ELEGANCE & CLASS IN THIS BEAUTIFUL GRAND GEORGETOWN COLONIAL LOCATED IN A PRESTIGIOUS NEIGHBORHOOD JUST MINUTES FROM THE BELTWAY. THE DRAMATIC ARCHITECTURAL DETAILING THROUGHOUT TAKES YOUR BREATH AWAY. THE USE OF SPACE AND WINDOWS ACCENTUATE THE SPECTACULAR VIEWS OF THE LUSH PROFESSIONAL LANDSCAPING AND OUTDOOR ENTERTAINING WHICH INCLUDES A STONE FIREPLACE AND CASCADING WATERFALL.

EXTERIOR

Building Sites/Lots:	Lot Dimension: x x	Lot Acres/Sqft: .93/40,722
Exterior:		
Exterior Construction: Brick		
Lot Description:		
Other Buildings: Above Grade, Below Grade		
Original Builder:		New Construction: No
Property Condition: Shows Well		
Roads:		
Roofing:		
Soil Type:		
Topography:		
Transportation:		
View/Exposure:		
Year Converted:	Year Renovated:	

PARKING

Parking: Garage		
Garage Type: Attached		# Gar/Carpt/Assgn Sp: 3//
Carport Type:		Parking Space #:
Parking Incl in List Price: Yes	Parking Incl in Sale Price: No	Parking Block/Square:

UTILITIES

Heat System: Forced Air, Heat Pump(s), Zoned		Heat Fuel: Natural Gas, Electric
Cool System: Central Air Conditioning, Zoned		Cool Fuel: Electric
Water: Public		Hot Water: Natural Gas
Sewer Septic: Public Sewer		
TV/Cable/Comm:		
Electric 12 Months/Average:	Water 12 Months/Average:	
Gas 12 Months/Average:	Heating Oil 12 Months/Average:	
Construction Materials:	Energy Efficiency:	
Energy Generation:	Indoor Air Quality:	
Water Conservation:	Sustainability:	
Green Verification Y/N:		

FINANCIAL INFORMATION

Earnest Money:	Other Fees: /	
Total Taxes: \$28,317	City/Town Tax:	County Tax: \$27,158
Tax Year: 2014	Refuse Fee:	Tap:
	Water/Sewer Hook-up:	Front Foot Fee:
Assessments:	Special Tax Assess: \$1,159	Yr Assessed: 2015
Land: \$874,000	Improvements: \$1,581,600	Total Tax Assessment: \$2,455,600
	Investor Ratio:	Total Units:
Project Approved:		
Possession: Settlement		

HOA/CONDO

HOA Fee: \$260.00/ Annually	HOA: Yes
Condo/Coop Fee: /	
HOA/Condo/Coop Amenities:	
HOA/Condo/Coop Rules:	
HOA/Condo/Coop Fee Includes:	
HOA/Condo/Coop Management: Prof-Off Site	

LEGAL INFORMATION

Tax Map: 0204 22 0016	Lot #: 16	Block/Square:
Section:	Phase:	Parcel Number:
Liber:	Folio: 204	
Zoning Code: 110	Master Plan Zoning:	
Historic Designation ID:		
Contract Info:		
Disclosures: Prop Disclaimer		
Documents:		
Special Permits:		

Broker Name: Long & Foster Real Estate, Inc.

List Date: 04-May-2015	Orig List Price: \$2,700,000	Off Mkt Date:
VRP: No	Prior List Price: \$2,700,000	DOM-MLS: 199
Low Price: \$2,500,000	Status Change Date: 04-May-2015	DOM-Prop: 199

SOLD INFORMATION