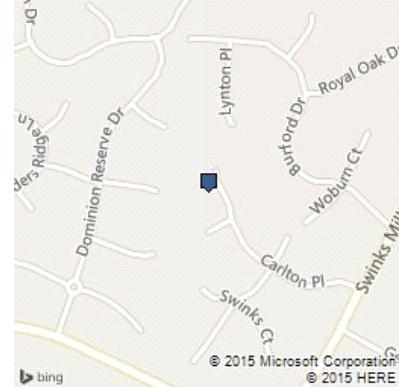


# Residential Full - Customer

## 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

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

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

Area:

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

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-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:  
 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

SQFT-Tot Fin: 10272  
 Above Grade Finished: 7972  
 Below Grade Unfinished: 350  
 Tax Living Area: 7,972

#### 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:

Property Condition: Shows Well

Roads:

Roofing:

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

New Construction: No

Year Renovated:

#### PARKING

Parking: Garage

Garage Type: Attached

Carport Type:

Parking Incl in List Price: Yes

Parking Incl in Sale Price: No

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

Parking Block/Square:

#### UTILITIES

Heat System: Forced Air, Heat Pump(s), Zoned

Cool System: Central Air Conditioning, Zoned

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, Electric

Cool Fuel: Electric

Hot Water: Natural Gas

#### FINANCIAL INFORMATION

Earnest Money:

Total Taxes: \$28,317

Tax Year: 2014

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$1,159

Improvements: \$1,581,600

Investor Ratio:

County Tax: \$27,158

Tap:

Front Foot Fee:

Yr Assessed: 2015

Total Tax Assessment: \$2,455,600

Total Units:

Assessments:

Land: \$874,000

Project Approved:

Possession: Settlement

#### HOA/CONDO

HOA Fee: \$260.00/ Annually

Condo/Coop Fee: /

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management: Prof-Off Site

HOA: Yes

#### LEGAL INFORMATION

Tax Map: 0204 22 0016

Section:

Liber:

Zoning Code: 110

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclaimer

Documents:

Special Permits:

Lot #: 16

Phase:

Folio: 204

Block/Square:

Parcel Number:

Master Plan Zoning:

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

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 Information is believed to be accurate, but should not be relied upon without verification.  
 Accuracy of square footage, lot size, schools and other information is not guaranteed.

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