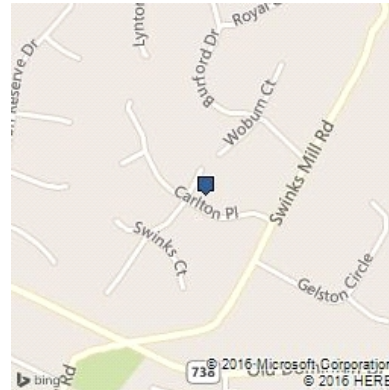


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX9584605 - FAIRFAX  
7706 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: 3  
Auction: No  
#Fireplaces: 5  
Model:

List Price: \$2,599,000  
Inc City/Town:  
Zip: 22102 - 2148  
Election District:  
Transaction Type: Standard  
ADC Map Coord: 8C5

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

Tax ID: 20-4-22- -5  
HOA Fee: \$275.00/ Annually  
C/C Fee: /

Total Taxes:  
Tax Year: 2015  
Lot AC/SF: .83/36,027

Area:

Level Location:  
Age: 27  
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:	5	1	3		1	
Full Baths:	5	1	3		1	
Half Baths:	2	1	0		1	

Room	Dimensions	Level	Flooring	Fireplace
In-Law/auPair/Ste	17 x 12	Lower 1	Ceramic Tile	
Game/Exer Rm	17 x 13	Lower 1	Ceramic Tile	
Attic-Unfinished		Upper 2		
Attic-Finished		Upper 1		
Foyer		Main	Hardwood	
Kitchen	22 x 17	Main	Hardwood	
Great Room	24 x 24	Main	Wood	Gas
Library	16 x 13	Main	Hardwood	
Living Room	23 x 17	Main	Hardwood	Gas
Lndry-Sep Rm	16 x 12	Lower 1		
Other Room 1	17 x 14	Upper 1		
Other Room 2	17 x 14	Upper 1	Wood Under Carpet	
Recreation Rm	23 x 17	Lower 1	Ceramic Tile	Gas
Storage Room		Lower 1		
MBR w/Sit Rm	24 x 21	Main	Hardwood	Gas
Dining Room	24 x 24	Main	Hardwood	Gas
Bedroom-Fifth	17 x 12	Lower 1	Ceramic Tile	
Bedroom-Fourth	15 x 16	Upper 1	Wood Under Carpet	
Bedroom-Second	14 x 14	Upper 1	Wood	
Bedroom-Third	17 x 15	Upper 1	Wood Under Carpet	
Mud Room		Lower 1		
Utility Room	16 x 12	Lower 1		
Main Lvl BR	24 x 21	Main	Wood	Gas

### FEATURES

Rooms: Living Room, Dining Room, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Other Room 1, Other Room 2, Library, Foyer, Attic-Finished, Attic-Unfinished, Game/Exer Rm, Great Room, In-Law/auPair/Ste, Lndry-Sep Rm, MBR w/Sit Rm, Main Lvl BR, Mud Room, Storage Room, Utility Room

Main Entrance: Two Story Foyer, Center Hall, Foyer

Interior Style: Floor Plan-Traditional

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

Appliances: Central Vacuum, Cooktop - Down Draft, Dishwasher, Disposal, Microwave, Oven - Double, Oven - Self Cleaning, Oven - Wall, Oven / Range - Electric, Refrigerator, Washer - Front Loading, Oven / Range - Gas, Dual-Flush Toilet(s), Exhaust Fan, Extra Refrigerator / Freezer, Icemaker, Intercom

Amenities: Attic - Stairs Pull Down, Automatic Garage Door Opener, Bidet, Built-in Bookcases, Chair Railing, Crown Molding, Drapery Rods, Drapes / Curtains, Bathroom(s) - Dual Entry, Bedroom - Entry Level, Fireplace Glass Doors, Fireplace Mantel(s), Fireplace Screen, Countertop(s) - Granite, High Efficiency Toilet (s), Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Master Bedroom - Half Bathroom, Closet - Master Bedroom Walk-in, Vanities - Separate, Sump Pump, Wall to Wall Carpeting, Closet(s) - Walk-in, Washer / Dryer Hookup, Wet Bar / Bar, Wood Floors, Whirlpool Jets, Tub - Soaking, Wainscoting

Security: Electric Alarm, Fire Detect Sys, Intercom, Main Entrance Lock, Motion Detectors, Smoke Detector, Security System, Monitored

Windows/Doors: Low-E Windows, Palladian Windows, Recessed Lighting, Six Panel Doors, Skylight(s), Wood Frame, Bay / Bow Windows, Insulated Window(s), French Doors, Double Pane Windows, Vinyl Clad

Walls/Ceilings: 2 Story Ceilings, 9'+ Ceilings, Cathedral Ceilings, High, Paneled Walls, Vaulted Ceilings

Basement: Yes

Foundation:

Basement Type: English, Heated, Outside Entrance, Connecting Stairway, Crawl Space, Improved, Combination, Rear Entrance, Side Entrance, Walkout Level, Windows, Sump Pump

Basement Entrance: Outside Entrance, Rear Entrance, Inside Access, Connect Stair

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SOFT-Tot Fin: 8420

Above Grade Unfinished:

Above Grade Finished: 6670

Below Grade Finished: 1750

Below Grade Unfinished:

Tax Living Area: 6,462

Directions:

From McLean, west on Old Dominion Drive, Turn right on Swinks Mill (at light) and left into Millwood onto Carlton Place. House is fourth home on the right. From Rt 495, take Georgetown Pike west .6 mi to left on Swinks Mill. R on Carlton

#### REMARKS

Internet/Public:

STUNNING 8400 SQ FT WILLIAMSBURG COLONIAL IN BEAUTIFUL MILLWOOD. EMBASSY SIZED ROOMS W/EXQUISITE DETAILS. GORGEOUS 1ST FLOOR MASTER BEDROOM, HIS/HER PRIVATE MASTER BATHS/CLOSETS, GOURMET EAT-IN KITCHEN W/SUBZERO, VIKING OVENS, BUTLERS BAR, BEAUTIFUL WOOD FLOORS, 2-STORY FAMILY ROOM/DINING, ENTRANCE AND MASTER BEDROOM W/22' CEILINGS, 5 FIREPLACES, LIBRARY AND 3 CAR GARAGE W/CAR COURT.

#### EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .83/36,027

Exterior: Brick Porch, Decorative Fence, Extensive Hardscape, Flood Lights, Hot Tub, Pool (In-Ground), Porch-front, Porch-rear, Sidewalks, Slate Porch, Udrgrd Lwn Sprnklr, Underground Utilities, Water Falls, Water Fountains, Porch, Fenced - Rear, Deck - Tiered, Patio

Exterior Construction: Brick, Wood

Lot Description: Backs to Trees, Corner Lot, Landscaping

Other Buildings: Above Grade, Below Grade

Original Builder: Cullinane

New Construction: No

Property Condition: Renov/Remod, Shows Well

Roads:

Roofing: Slate, Metal

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated: 2008

#### PARKING

Parking: Basement Garage, Drvwy/Off Str, Garage, DW - Circular, Attached, Faces Side, Garage Door Opener, Additional Storage Area

Garage Type: Attached, Side Loading Garage

# 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: 90% Forced Air, Programmable Thermostat, ENERGY STAR Heating System

Heat Fuel: Natural Gas

Cool System: Heat Pump(s), Programmable Thermostat, Central Air Conditioning, ENERGY STAR

Cool Fuel: Electric

Cooling System, Zoned

Water: Public

Hot Water: 60 or More Gallon Tank, Natural Gas

Sewer Septic: Public Sewer

TV/Cable/Comm: Fiber Optics at Dwelling, Cable-Prewired, Mult Phone Lines, Udrgrd Utils

Electric 12 Months/Average:

Water 12 Months/Average:

Gas 12 Months/Average:

Heating Oil 12 Months/Average:

Construction Materials:

Energy Efficiency: Electrical / Lighting, Heating / Cooling / Ventilation, Home Energy Management

Energy Generation:

Indoor Air Quality:

Water Conservation:

Sustainability:

Green Verification Y/N:

#### FINANCIAL INFORMATION

Earnest Money:

Other Fees: /

Total Taxes:

City/Town Tax:

County Tax:

Tax Year: 2015

Refuse Fee:

Tap:

Assessments:

Water/Sewer Hook-up:

Front Foot Fee:

Land: \$868,000

Special Tax Assess: \$1,533

Yr Assessed: 2015

Improvements: \$2,052,980

Total Tax Assessment: \$2,920,980

Investor Ratio:

Total Units:

Project Approved:

Possession: Negotiable

#### HOA/CONDO

HOA Fee: \$275.00/ Annually

HOA: Yes

Condo/Coop Fee: /

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

#### LEGAL INFORMATION

Tax Map: 0204 22 0005

Lot #: 5

Block/Square:

Section:

Phase:

Parcel Number:

Liber:

Folio: 204

Zoning Code: 110

Master Plan Zoning:

Historic Designation ID:

Contract Info: Call LA-cont info

Disclosures: Agt/Rel to Own, Prop Disclaimer, Subj to Condo/HOA Docs, Owner RE Licensee

Documents:

Special Permits:

Broker Name: Fairfax Realty of Tysons

List Date: 02-Mar-2016

Orig List Price: \$2,599,000

Off Mkt Date:

VRP: No

Prior List Price:

DOM-MLS: 14

Low Price: \$2,599,000

Status Change Date: 02-Mar-2016

DOM-Prop: 220

#### 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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