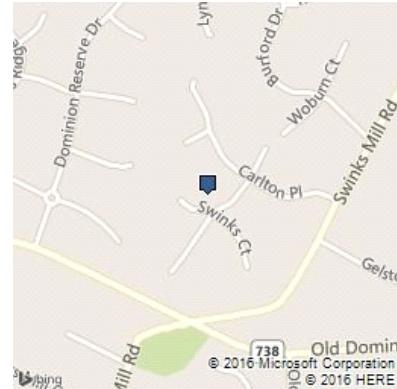


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9649026 - FAIRFAX
1098 MILL RDG, MCLEAN, VA 22102

Full Listing
Residential



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

Adv Sub: Millwood
Legal Sub: SWINKS MILL WOODS
Condo/Coop Proj Name: MILLWOOD

Style: Colonial
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 7
Model: Georgian

List Price: \$2,350,000
Inc City/Town:
Zip: 22102 - 2145
Election District:
Transaction Type: Standard
ADC Map Coord: GOOGLE

Area:

Tax ID: 20-4-24- -20
HOA Fee: \$260.00/ Annually
C/C Fee: /

Total Taxes: \$22,826
Tax Year: 2015
Lot AC/SF: .85/37,129

Level Location:
Age: 26
Year Built: 1990

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:	7	1	5		1	
Full Baths:	7	1	4		2	
Half Baths:	1	1	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Foyer		Main	Hardwood	
Living Room	21 x 16	Main	Hardwood	Wood Burning
Library	18 x 15	Main	Hardwood	Wood Burning
Dining Room	19 x 16	Main	Hardwood	Wood Burning
Breakfast Room	18 x 11	Main	Hardwood	Wood Burning
Kitchen	18 x 10	Main	Hardwood	
Florida/Sun Rm	23 x 12	Main	Ceramic Tile	
Mud Room		Main	Ceramic Tile	
Great Room	25 x 20	Main	Hardwood	Wood Burning
Main Lvl BR	18 x 15	Main	Hardwood	
Bedroom-Master	30 x 20	Upper 1	Hardwood	Wood Burning
Bedroom-First	23 x 16	Upper 1	Hardwood	
Bedroom-Second	16 x 16	Upper 1	Hardwood	
Bedroom-Third	16 x 16	Upper 1	Hardwood	
Bedroom-Fourth	17 x 14	Upper 1	Hardwood	
Laundry-BR Lvl		Upper 1		
Family Room	30 x 24	Upper 1	Carpet	
Recreation Rm	25 x 19	Lower 1	Wood	Wood Burning
Game/Exer Rm		Lower 1	Carpet	
Bedroom-Fifth		Lower 1	Carpet	
Sitting Room		Lower 1	Laminate	
In-Law/auPair/Ste		Lower 1		
Other Room 1		Lower 1		
Utility Room		Lower 1		
Storage Room		Lower 1		

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Sitting Room, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Other Room 1, Library, Foyer, Breakfast Room, Bedroom-First, Family Room, Florida/Sun Rm, Game/Exer Rm, Great Room, In-Law/auPair/Ste, Laundry-BR Lvl, Main Lvl BR, Mud Room, Storage Room, Utility Room

Main Entrance: Two Story Foyer, Center Hall

Interior Style: Floor Plan-Traditional

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

Appliances: Central Vacuum, Cooktop, Cooktop - Down Draft, Dishwasher, Disposal, Dryer, Dryer - Front Loading, Exhaust Fan, Extra Refrigerator / Freezer, Humidifier, Icemaker, Intercom, Microwave, Oven - Wall, Refrigerator, Washer, Washer - Front Loading, Washer / Dryer - Stacked, Water Heater

Amenities: Attached Master Bathroom, Attic - Storage Only, Automatic Garage Door Opener, Bedroom - Entry Level, Built-in Bookcases, Chair Railing, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Crown Molding, Fireplace Mantel(s), Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Shades / Blinds, Staircase - Double / Dual, Vanities - Double, Wainscoting, Wet Bar / Bar, Whirlpool Jets, Wood Floors

Security: Electric Alarm, Fire Detect Sys

Windows/Doors: French Doors, Palladian Windows, Recessed Lighting, Six Panel Doors, Skylight(s)

Walls/Ceilings: 9'+ Ceilings, High

Basement: Yes Foundation:
 Basement Type: Full, Fully Finished, Heated, Improved, Outside Entrance, Walkout Level, Windows, Daylight, Full
 Basement Entrance: Rear Entrance, Outside Entrance
 Handicap: Other
 Unit Description:
 R-Factor Basement: R-Factor Ceilings: R-Factor Walls:
 House Dimensions: x SQFT-Tot Fin: 10300
 Above Grade Unfinished: Above Grade Finished: 7000
 Below Grade Finished: 3300 Below Grade Unfinished:
 Directions: Tax Living Area: 6,770
 From McLean: West Old Dominion Drive, right Swinks Mill Road, left Carlton Place, left Mill Ridge

REMARKS

Internet/Public:

Stately Georgian colonial on lushly landscaped lot in sought after Millwood * Boasting over 10,000 sf of living with main level bedroom * Rich in architectural details including 10 ft ceilings & seven fireplaces, Great room with walls of windows, two story grand foyer, paneled library with wall of built-ins & sun drenched morning room * Walkout lower level with kitchenette & in-law suite

EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: .85/37,129
 Exterior: Deck, Extensive Hardscape, Patio, Sidewalks, Street Lights, Udrgrd Lwn Sprnklr, Underground Utilities
 Exterior Construction: Brick
 Lot Description: Backs to Trees, Cul-de-sac, Landscaping
 Other Buildings: Above Grade, Below Grade
 Original Builder: Ironwood
 Property Condition: Shows Well
 Roads:
 Roofing: Composite
 Soil Type:
 Topography:
 Transportation: Airport - 5-10 Miles, Metrorail Bus - 1 Mile
 View/Exposure: Scenic Vista, Trees
 Year Converted: Year Renovated:

PARKING

Parking: Garage, DW - Circular, Garage Door Opener, Attached
 Garage Type: Side Loading Garage, Attached
 Carport Type:
 Parking Incl in List Price: No Parking Incl in Sale Price: No
 # Gar/Carpt/Assgn Sp: 3//
 Parking Space #:
 Parking Block/Square:

UTILITIES

Heat System: Forced Air, 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
 Cool Fuel: Electric
 Hot Water: Multi-tank, Natural Gas, Electric, 60 or More

FINANCIAL INFORMATION

Earnest Money:
 Total Taxes: \$22,826
 Tax Year: 2015
 Assessments:
 Land: \$870,000
 Project Approved:
 Possession: Negotiable

Other Fees: /
 City/Town Tax:
 Refuse Fee:
 Water/Sewer Hook-up:
 Special Tax Assess: \$982
 Improvements: \$1,052,490
 Investor Ratio:

County Tax: \$21,844
 Tap:
 Front Foot Fee:
 Yr Assessed: 2016
 Total Tax Assessment: \$1,922,490
 Total Units:

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:

LEGAL INFORMATION
 Tax Map: 0204 24 0020
 Section:
 Liber:
 Zoning Code: 110
 Historic Designation ID:
 Contract Info: Other
 Disclosures: Prop Disclaimer, Subj to Condo/HOA Docs
 Documents: Construction Drawings, House Plans Available, Plat
 Special Permits:

Lot #: 20
 Phase:
 Folio: 204
 Master Plan Zoning:

Block/Square:
 Parcel Number:

Broker Name: Washington Fine Properties, LLC

List Date: 10-May-2016 Orig List Price: \$2,350,000 Off Mkt Date:
 VRP: No Prior List Price:
 Low Price: \$2,350,000 Status Change Date: 10-May-2016 DOM-MLS: 2
 DOM-Prop: 2

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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