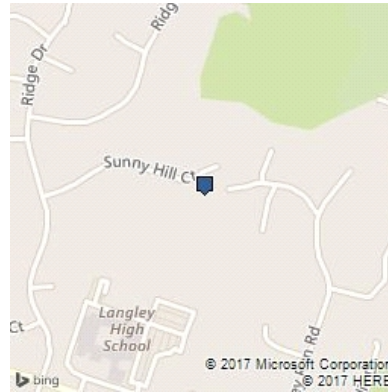


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX10004882 - FAIRFAX
6505 SUNNY HILL CT, MCLEAN, VA 22101

Full Listing
Residential



Status: Sold
Close Date: 06-Mar-2018
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right

Adv Sub: Langley Oaks
Legal Sub: LANGLEY OAKS
Condo/Coop Proj Name:

Tax ID: 22-3-4- -73
HOA Fee: \$145.00/ Annually
C/C Fee: /

Style: Colonial
Seller Subsidy: \$0
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 1
Model:

Total Taxes: \$12,840
Tax Year: 2013
Lot AC/SF: .76/33,239

List Price: \$1,145,000
Close Price: \$1,140,000
Inc City/Town:
Zip: 22101 - 1640
Election District:
Transaction Type: Standard
ADC Map Coord: GOOGLE

Area:

Level Location:
Age: 40
Year Built: 1978

Elementary: CHURCHILL ROAD

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	0	4	0	1	0
Full Baths:	3	0	2	0	1	0
Half Baths:	1	1	0	0	0	0

Room	Dimensions	Level	Flooring	Fireplace
Foyer		Main	Hardwood	
Living Room		Main	Hardwood	
Library		Main	Hardwood	
Dining Room		Main	Hardwood	
Kitchen		Main	Hardwood	
Breakfast Room		Main	Hardwood	
Family Rm		Main	Hardwood	Wood Burning
Great Room		Main	Hardwood	
Lndry-Sep Rm		Main		
Bedroom-Master		Upper 1	Hardwood	
Bedroom-Second		Upper 1	Hardwood	
Bedroom-Third		Upper 1	Hardwood	
Bedroom-Fourth		Upper 1	Hardwood	
Recreation Rm		Lower 1	Carpet	
Game/Exer Rm		Lower 1	Other	
Bedroom-Fifth		Lower 1	Carpet	
Storage Room		Lower 1		

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Library, Foyer, Breakfast Room, Game/Exer Rm, Great Room, Lndry-Sep Rm, Storage Room

Main Entrance: Foyer

Interior Style: Floor Plan-Open, Floor Plan-Traditional

Dining/Kitchen: Kit-Island, Sep Dining Rm, Breakfast nook

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Icemaker, Microwave, Oven - Double, Oven - Wall, Refrigerator, Washer

Amenities: Attached Master Bathroom, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Built-in Bookcases, Built-in China Cabinet, Crown Molding, Vanities - Double, Fireplace Mantel(s), Countertop(s) - Granite, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Closet - Master Bedroom Walk-in, Shades / Blinds, Wainscoting, Closet(s) - Walk-in, Wet Bar / Bar, Wood Floors

Security:

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

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Daylight, Full, Fully Finished, Heated

Basement Entrance: Inside Access, Outside Entrance, Rear Entrance

Handicap: Other

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SOFT-Tot Fin: 0

Above Grade Unfinished:

Above Grade Finished:

Below Grade Finished:

Below Grade Unfinished:

Tax Living Area: 2,784

Directions:

From I-495, exit on Georgetown Pike (Rt. 193) towards Langley HS. Turn left on Ridge Drive, Right on Sunny Hill Court.

REMARKS

Internet/Public:

A Langley Oaks house on the outside but a surprise within this renovated colonial with great vistas of acres of parkland * Hearts of pine floors * Gourmet kitchen * Open floor plan on the main level * Expanded family room * Walkout lower with wet bar, exercise room & nanny suite

EXTERIOR

Building Sites/Lots:	Lot Dimension: x x	Lot Acres/Sqft: .76/33,239
Exterior: Deck, Sidewalks		
Exterior Construction: Brick		
Lot Description: Backs to Trees, Bcks-PrklnD, Cul-de-sac, Landscaping, Trees/Wooded, Private		
Other Buildings:		
Original Builder:		New Construction: No
Property Condition: Shows Well		
Roads:		
Roofing:		
Soil Type:		
Topography:		
Transportation: Airport - 5-10 Miles		
View/Exposure:		
Year Converted:	Year Renovated:	

PARKING

Parking: Garage		
Garage Type: Attached		# Gar/Carpt/Assgn Sp: 2//
Carport Type:		Parking Space #:
Parking Incl in List Price: No	Parking Incl in Sale Price: No	Parking Block/Square:

UTILITIES

Heat System: Central, Forced Air, Heat Pump(s), Zoned		Heat Fuel: Electric
Cool System: Central Air Conditioning, Heat Pump(s), Zoned		Cool Fuel: Electric
Water: Public		Hot Water: Electric
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: No		

FINANCIAL INFORMATION

Earnest Money:	Other Fees: /	
Total Taxes: \$12,840	City/Town Tax:	County Tax:
Tax Year: 2013	Refuse Fee:	Tap:
	Water/Sewer Hook-up:	Front Foot Fee:
Assessments:	Special Tax Assess: \$489	Yr Assessed: 2014
Land: \$537,000	Improvements: \$551,700	Total Tax Assessment: \$1,088,700
	Investor Ratio:	Total Units:
Project Approved:		
Possession: Settlement		

HOA/CONDO

HOA Fee: \$145.00/ 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: 0223 04 0073	Lot #: 73	Block/Square:
Section: 1	Phase:	Parcel Number:
Liber:	Folio: 223	
Zoning Code: 110		
Historic Designation ID:	Master Plan Zoning:	
Contract Info:		
Disclosures: Prop Disclosure		
Documents:		
Special Permits:		

Broker Name: Washington Fine Properties, LLC

List Date: 14-Jul-2017	Orig List Price: \$1,250,000	Off Mkt Date:
VRP: No	Prior List Price: \$1,190,000	DOM-MLS: 127
Low Price: \$1,145,000	Status Change Date: 06-Mar-2018	DOM-Prop: 127

SOLD INFORMATION

Contract Date: 06-Jan-2018	Sell/Rent Agency: Buyer Agency	
Close Date: 06-Mar-2018	Close Price: \$1,140,000	Seller Subsidy: \$0
Selling/Rental Office: WEI40		