

# Client Full

729 Ridge Dr, Mclean, VA 22101

Coming Soon

Residential

\$1,390,000



Recent Change: **11/11/2020 : Coming Soon : ->C/S** Expected On Market Date: **11/14/20**

**Upcoming OH: Public: Sat Nov 14, 1:00PM-4:00PM Method: In-Person Only**

MLS #:	VAFX1166520	Beds:	5
Tax ID #:	0223 04 0145	Baths:	4
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	3,345 / Estimated
Association:	HOA	Price / Sq Ft:	415.55
Structure Type:	Detached	Year Built:	1979
Levels/Stories:	3	Property Condition:	Very Good
Furnished:	No	Style:	Colonial
Waterfront:	No	Central Air:	Yes
Garage:	Yes	Basement:	Yes

## Location

County:	Fairfax, VA	School District:	Fairfax County Public Schools
In City Limits:	No	High School:	Langley
Legal Subdivision:	LANGLEY OAKS	Middle/Junior School:	Cooper
Subdiv / Neigh:	LANGLEY OAKS	Elementary School:	Churchill Road

## Association / Community Info

HOA:	Yes	HOA Fee:	\$155 / Annually
HOA Name:	LANGLEY OAKS	Association Recreation Fee:	No

## Taxes and Assessment

Tax Annual Amt / Year:	\$13,623 / 2020	Tax Assessed Value:	\$1,129,170 / 2020
County Tax:	\$12,985 / Annually	Imprv. Assessed Value:	\$559,170
Clean Green Assess:	No	Land Assessed Value:	\$570,000
Agricultural Tax Due:	No	Special Assmt:	\$637.98
Zoning:	111	Historic:	No
Tax Book:	223	Land Use Code:	132
		Section:	2
		Block/Lot:	145

## Rooms

			Bed	Bath
Primary Bedroom:	Upper 1	Main	1	1 Full
Primary Bathroom:	Upper 1	Upper 1	4	2 Full
Sitting Room:	Upper 1	Lower 1		1 Full
Bedroom 2:	Upper 1			
Bedroom 3:	Upper 1			
Full Bath:	Upper 1			
Bedroom 4:	Upper 1			
Foyer:	Main			
Living Room:	Main			
Dining Room:	Main			
Kitchen:	Main			
Family Room:	Main	Fireplace - Wood Burning		
Laundry:	Main			

Bedroom 5: Main  
Full Bath: Main  
Recreation Room: Lower 1  
Full Bath: Lower 1  
Utility Room: Lower 1  
Bonus Room: Lower 1

### Building Info

Above Grade Fin SQFT: 3,345 / Estimated	Construction Materials: Cedar
Below Grade Fin SQFT: 1,090 / Estimated	Flooring Type: Carpet, Ceramic Tile, Hardwood
Total Below Grade SQFT: 1,090 / Estimated	
Total Fin SQFT: 4,435 / Estimated	
Tax Total Fin SQFT: 3,232	
Total SQFT: 4,435 / Estimated	
Basement Type: Connecting Stairway, Daylight, Full, Outside Entrance, Walkout Stairs	

### Lot

Lot Acres / SQFT: 0.49a / 21,158sf / Assessor  
Additional Parcels: No

### Ground Rent

Ground Rent Exists: No  
Ground Rent Amount: Annually

### Parking

Attached Garage - # of Spaces	2	Features: Attached Garage, Driveway, Garage Door Opener, Garage - Front Entry, Inside Access
Driveway - # of Spaces	3	
<b>Total Parking Spaces</b>	<b>5</b>	

### Interior Features

Interior Features: Breakfast Area, Built-Ins, Carpet, Crown Moldings, Entry Level Bedroom, Floor Plan-Traditional, Formal/Separate Dining Room, Kitchen - Island, Kitchen - Table Space, Pantry, Recessed Lighting, Skylight(s), Walk-in Closet(s), Wood Stove, 1 Fireplace(s), Wood, Cooktop, Dishwasher, Disposal, Dryer, Extra Refrigerator/Freezer, Oven - Double, Refrigerator, Washer, Accessibility Features: None, Door Features: Sliding Glass, Main Floor Laundry

### Exterior Features

Exterior Features: Patio(s), Porch(es)

### Utilities

Utilities: Central A/C, Cooling Fuel: Electric, Heating: Heat Pump(s), Heating Fuel: Electric, Hot Water: Electric, Water Source: Public, Sewer: Public Sewer

### Remarks

Public: Updated home with a main level bedroom/bathroom! Updated counter tops in kitchen, updated bathrooms and new carpet throughout! Traditional Langley Oaks home with 4 bedrooms on the upper level, including the Master Bedroom suite with sitting area! A total of 2 bathrooms on the upper level, including the Master! The Master Bathroom offers separate, updated vanities & a walk-in shower. The hallway bathroom offers an updated vanity and overhead shower with tub. The upper level feels spacious and light and bright, with a skylight at the top of the stairs. The main level boasts the kitchen with updated quartz counter tops, stainless steel appliances & gracious eat-in kitchen area! The family room has built ins, fireplace and back yard access. Spacious main level bedroom with walk-in closet & updated bathroom. Garage access on main level, along with plenty of storage throughout. The lower level features a full bathroom, optional 6th bedroom/bonus room, kitchenette area with new flooring & recreation room with exterior access. Great backyard area with 2 patios, terraced back yard with flat areas for playing. Enjoy living in Langley Oaks, with direct access to major transportation arteries & close proximity to Langley High School!

### Directions

From McLean: Georgetown Pike, L to Ridge (Langley Oaks), House on R w/sign

### Listing Details

Vacation Rental:	No	DOM:	0
Sale Type:	Standard	Expected On Market Date:	11/14/20
Listing Term Begins:	11/14/2020	Lease Considered:	No
Possession:	Immediate, Negotiable, Settlement	Pets Allowed:	No
Disclosures:	Prop Disclosure		

Public:	11/14/2020	1:00PM-4:00PM	Method: In-Person Only
	Just listed and first open house!		
Public:	11/15/2020	1:00PM-4:00PM	Method: In-Person Only

Just listed! Open House, 11/15/2020, 1:00-4:00 PM!

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