

# Client Full

752 Ridge Dr, Mclean, VA 22101

Closed | 02/26/21

Residential

\$1,200,000



Recent Change: **02/26/2021 : Closed : PND->CLS**

MLS #:	VAFX1177662	Beds:	4
Tax ID #:	0221 02 0132	Baths:	3 / 1
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	2,352 / Assessor
Association:	HOA	Price / Sq Ft:	510.20
Structure Type:	Detached	Year Built:	1981
Levels/Stories:	3	Property Condition:	Below Average
Waterfront:	No	Building Winterized:	Yes
Views:	Trees/Woods	Style:	Colonial
Garage:	Yes	Central Air:	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 HOMEOWNERS ASSOCIATION	Association Recreation Fee:	No
Property Manager:	No		

## Taxes and Assessment

Tax Annual Amt / Year:	\$13,849 / 2020	Tax Assessed Value:	\$1,147,890 / 2020
County Tax:	\$13,200 / Annually	Imprv. Assessed Value:	\$532,890
Clean Green Assess:	No	Land Assessed Value:	\$615,000
Loss Mitigation Fee:	No	Special Assmt:	\$648.56
Agricultural Tax Due:	No	Historic:	No
Zoning:	111	Land Use Code:	132
Zoning Description:	R-1C (R-1 W/Cluster DEV)	Section:	2
Tax Book:	221	Block/Lot:	132

## Rooms

	Bed	Bath
Main		1 Half
Upper 1	4	2 Full
Lower 1		1 Full

## Building Info

Builder Model:	Mt Vernon	Main Entrance Orientation:	Southwest
Builder Name:	Centex	Construction Materials:	Aluminum Siding, Brick, Brick Front
Above Grade Fin SQFT:	2,352 / Assessor	Flooring Type:	Carpet, Hardwood
Below Grade Fin SQFT:	1,100 / Estimated	Roof:	Shingle
Total Below Grade SQFT:	1,100 / Estimated		
Total Fin SQFT:	3,452 / Estimated		
Tax Total Fin SQFT:	2,352		

Total SQFT: 3,452 / Estimated  
Wall & Ceiling Types: Dry Wall  
Basement Type: Daylight, Full, Fully Finished, Heated, Improved, Interior Access, Outside Entrance, Walkout Level

### Lot

Lot Acres / SQFT: 0.73a / 32009sf / Assessor  
Views: Trees/Woods  
Fencing: Rear, Wood  
Location Type: Suburban

### Ground Rent

Ground Rent Exists: No

### Parking

Attached Garage - # of Spaces	2	Features:	Attached Garage, Driveway, Garage Door Opener, Garage - Front Entry
Driveway - # of Spaces	4		
<b>Total Parking Spaces</b>	<b>6</b>		

### Interior Features

Interior Features: Dining Area, Family Room Off Kitchen, Floor Plan-Traditional, Pantry, Wood Floors, 1 Fireplace(s), Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Icemaker, Oven - Double, Refrigerator, Washer, Water Heater, Accessibility Features: None

### Exterior Features

Exterior Features: Pool: Yes - Personal, Personal Pool Features: Fenced Pool, In Ground Pool

### Utilities

Utilities: Electric Available, Multiple Phone Lines, Sewer Available, Water Available, Central A/C, Cooling Fuel: Electric, Heating: Heat Pump(s), Heating Fuel: Electric, Hot Water: Electric, Water Source: Public, Sewer: Public Sewer, Internet Services: Broadband, Cable, DSL, Fiber Optic

### Remarks

Public: \*\* Under Contract \*\* Great location in the Langley Oaks subdivision of Mclean. Stately brick colonial with a front-loading 2-car garage on a beautiful .73 acre lot. This 3 level home has over 3400 Square feet of living space and backs up to parkland, and it is perfect for those that enjoy their privacy. A wooden fence surrounds the rear yard and in-ground pool, and there is a large deck overlooking both. There are hardwood and carpet covered flooring throughout the house and a woodburning fireplace in the family room. 4 bedrooms upstairs and 3.5 baths along with a rec room and laundry in the lower level. There is a double door walkout from the lower level to the rear yard and pool. This home is being sold "as-is" and represents a great value for this area. WE are 100k below the tax assessment.

### Directions

From DC take Rt 123 (Chain Bridge Rd) to Right onto Georgetown pike, then go to first light after Langley HS and turn onto Ridge Dr. Go to 752 Ridge. From I495, take Georgetown Pike east to left onto Ridge Drive and go to 752.

### Listing Details

Original Price:	\$1,050,000	DOM:	4
Vacation Rental:	No	Listing Terms:	All Negotiation Thru Lister, As is Condition, No Home Sale Contract
Sale Type:	Standard	Off Market Date:	02/26/21
Listing Term Begins:	01/28/2021	Lease Considered:	No
Possession:	Settlement	Home Warranty:	No
Acceptable Financing:	Cash, Contract, Conventional	Documents Available:	Fixture List, Seller's Property Disclosure
Federal Flood Zone:	No	Pets Allowed:	Yes
Disclosures:	Prop Disclosure, Subject to VA POA	Pet Restrictions:	No Pet Restrictions

### Sale/Lease Contract

Concessions:	No	Close Date:	02/26/21
Agreement of Sale Dt:	01/31/21	Close Price:	\$1,200,000.00
Close Sale Type:	Standard Sale		



