

# Client Full

**6612 Weathford Ct, Mclean, VA 22101**

**Coming Soon**

**Residential**

**\$1,460,000**



**Recent Change: 04/12/2021 : Coming Soon : ->C/S Expected On Market Date: 04/14/21**

MLS #:	VAFX1184852	Beds:	6
Tax ID #:	0214 18 0024A	Baths:	3 / 1
Ownership Interest:	Fee Simple	Total Rooms:	20
Association:	HOA	Above Grade Fin SQFT:	3,380 / Assessor
Unit Entry Floor:	1	Price / Sq Ft:	431.95
Structure Type:	Detached	Year Built:	1977
Levels/Stories:	3	Property Condition:	Very Good
Furnished:	No	Style:	Colonial
Waterfront:	No	Central Air:	Yes
Views:	Trees/Woods	Basement:	Yes
Garage:	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
Transportation:	Airport less than 10 Miles, Metro/Subway Station 1 to 3 miles		

### Association / Community Info

HOA:	Yes	HOA Fee:	\$155 / Annually
HOA Name:	LANGLEY OAKS HOMEOWNERS ASSOCIATION	Association Recreation Fee:	No
Property Manager:	No		
Association Fee Incl.:	Snow Removal		

### Taxes and Assessment

Tax Annual Amt / Year:	\$14,842 / 2020	Tax Assessed Value:	\$1,230,170 / 2020
County Tax:	\$14,146 / Semi-Annually	Imprv. Assessed Value:	\$621,170
Clean Green Assess:	No	Land Assessed Value:	\$609,000
Municipal Trash:	No	Special Assmt:	\$695.05
Refuse Fee:	\$720	Historic:	No
Loss Mitigation Fee:	No	Land Use Code:	132
Agricultural Tax Due:	No	Section:	1
Zoning:	110	Block/Lot:	24A
Tax Book:	214		

### Rooms

			<b>Bed</b>	<b>Bath</b>
Primary Bedroom:	Upper 1	20 x 15, Flooring - Carpet	Main	1 1 Half
Bedroom 1:	Upper 1	14 x 11, Flooring - Carpet	Upper 1	5 2 Full
Bedroom 2:	Upper 1	14 x 11, Flooring - Carpet	Lower 1	1 Full
Bathroom 2:	Upper 1	Flooring - Tile		
Bedroom 3:	Upper 1	12 x 11, Flooring - Carpet		
Bedroom 4:	Upper 1	14 x 11, Flooring - Carpet		
Living Room:	Main	23 x 15, Flooring - HardWood		

Dining Room:	Main	15 x 12, Flooring - HardWood
Family Room:	Main	19 x 13, Flooring - HardWood
Laundry:	Main	Flooring - Tile
Kitchen:	Main	23 x 15, Flooring - HardWood
Breakfast Room:	Main	Flooring - HardWood
Bedroom 6:	Main	12 x 10, Flooring - HardWood
Half Bath:	Main	Flooring - Marble
Recreation Room:	Lower 1	29 x 23, Countertop(s) - Granite, Flooring - Carpet, Wet Bar
Other:	Lower 1	18 x 17, Flooring - Carpet
Exercise Room:	Lower 1	14 x 12, Flooring - Carpet
Storage Room:	Lower 1	Flooring - Vinyl
Full Bath:	Lower 1	Flooring - Tile

### Building Info

Builder Model:	Cameron A	Floors In Unit Count:	3
Above Grade Fin SQFT:	3,380 / Assessor	Main Entrance Orientation:	Southwest
Below Grade Fin SQFT:	1,700 / Estimated	Construction Materials:	Brick, Vinyl Siding
Total Below Grade SQFT:	1,700 / Estimated	Flooring Type:	Carpet, Ceramic Tile, Hardwood
Total Fin SQFT:	5,080 / Estimated	Roof:	Shingle
Tax Total Fin SQFT:	3,380		
Total SQFT:	5,080 / Estimated		
Wall & Ceiling Types:	Dry Wall		
Basement Type:	Daylight, Partial, Fully Finished, Walkout Level		

### Lot

Lot Acres / SQFT:	0.51a / 22196sf / Assessor	Lot Features:	Backs to Trees, Backs-Parkland
Additional Parcels:	No		
Views:	Trees/Woods		
Fencing:	Rear		

### Ground Rent

Ground Rent Exists:	No
Ground Rent Amount:	Annually

### Green Features

Energy Efficient:	Appliances
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### Parking

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

### Interior Features

Interior Features: Breakfast Area, Carpet, Crown Moldings, Curved Staircase, Family Room Off Kitchen, Formal/Separate Dining Room, Kitchen - Eat-In, Kitchen - Island, Kitchenette, Pantry, Recessed Lighting, Sprinkler System, Wood Floors, 1 Fireplace(s), Cooktop, Dishwasher, Disposal, Dryer - Electric, Energy Efficient Appliances, ENERGY STAR Freezer, ENERGY STAR Refrigerator, Microwave, Oven - Double, Oven - Wall, Stainless Steel Appliances, Trash Compactor, Washer - Front Loading, Accessibility Features: None, Monitored, Security System, Window Features: ENERGY STAR Qualified, Main Floor Laundry

### Exterior Features

Exterior Features: Gutter System, Exterior Lighting, Underground Lawn Sprinkler, Deck(s), Patio(s)

### Utilities

Utilities: Central A/C, Cooling Fuel: Electric, Avg. Mo. Electric Bill: \$130, Prev. 12 Mo. Electric Bill: \$1,560, Avg. Mo. Gas Bill: \$60, Prev. 12 Mo. Gas Bill: \$720, Heating: Energy Star Heating System, Heating Fuel: Natural Gas, Hot Water: Natural Gas, Avg. Mo. Water Bill: \$90, Prev. 12 Mo. Water Bill: \$1,080, Water Source: Public, Sewer: Public Sewer, Internet Services: Fiber Optic

### Remarks

Public: Updated home in the highly sought after neighborhood of Langley Oaks . Traditional home with 5 spacious bedrooms on the upper level with 2 updated bathrooms. On the main level an additional bedroom is currently being used as an office. New HVAC installed in 2020, new windows, new sliding glass door and new roof with transferable warranties make it a worry free home. The exterior was freshly painted this year as well. Great home for entertaining with a large living room, dining room and outdoor space. An updated kitchen opens to a family room and allows access to the two level deck. The large deck overlooks the private fenced backyard and the views of parkland. The lower level has a spacious walk-out recreation room area that includes an

updated kitchenette/ bar area with an under-counter refrigerator, a mini-dishwasher and granite countertops. The basement includes a large room that can be used as a guest quarters/ playroom and another room that is currently used as a gym. All bathrooms have been updated throughout the home. Upgrades include a wired security system, automatic underground sprinkler system and automatic walkway lights. Garage access on the main level, storage space and California Closets installed through out the home. Great location in Langley Oaks, only one block walk to Langley High school and the many wonderful trails in the neighborhood or along Georgetown Pike. This location is unbeatable, 1.3 miles to the beltway and under 4 miles to D.C.

### **Directions**

Georgetown Pike to Ridge Drive ( Langley Oaks entrance), Make first left on Weathford Court, 5th house on the right # 6612

### **Listing Details**

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Vacation Rental:	No	DOM:	0
Sale Type:	Standard	Listing Terms:	All Negotiation Thru Lister
Listing Term Begins:	04/14/2021	Expected On Market Date:	04/14/21
Possession:	Negotiable	Lease Considered:	No
Acceptable Financing:	Cash, Conventional	Home Warranty:	No
Federal Flood Zone:	No	Pets Allowed:	Yes
Disclosures:	Owner RE Licensee, Prop Disclosure	Pet Restrictions:	No Pet Restrictions

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