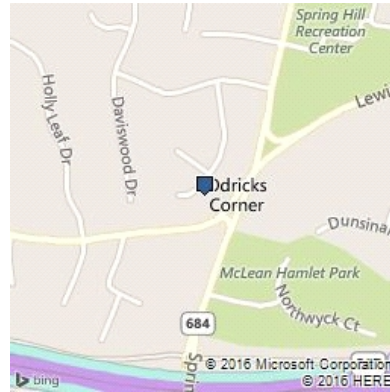


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9598915 - FAIRFAX
1311 SUMMERWOOD CT, MCLEAN, VA 22102

Full Listing
Residential



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

Style: Colonial
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 4
Model: Very Private

List Price: \$2,250,000
Inc City/Town:
Zip: 22102 - 2217
Election District:
Transaction Type: Standard
ADC Map Coord: GOOGLE

Adv Sub: Summerwood
Legal Sub: SUMMERWOOD
Condo/Coop Proj Name:

Area:

Tax ID: 29-1-9- -58
HOA Fee: /
C/C Fee: /

Total Taxes: \$18,282
Tax Year: 2015
Lot AC/SF: .83/36,000

Level Location:
Age: 32
Year Built: 1984

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:	6	0	5		1	
Full Baths:	5	0	4		1	
Half Baths:	3	3	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Foyer		Main	Marble	
Dining Room	18 x 14	Main	Hardwood	
Living Room	16 x 16	Main	Hardwood	
Great Room	24 x 17	Main	Hardwood	Wood Burning
Florida/Sun Rm	23 x 12	Main	Ceramic Tile	
Kitchen	18 x 14	Main	Hardwood	Wood Burning
Den/Stdy/Lib	16 x 11	Main	Hardwood	
Lndry-Sep Rm		Main	Slate	
Mud Room		Main	Slate	
Breakfast Room	14 x 13	Main	Hardwood	
Other Room 1	20 x 6	Main	Ceramic Tile	
Storage Room	15 x 10	Lower 1		
Other Room 2	17 x 16	Lower 1	Carpet	
Bedroom-Master	20 x 15	Upper 1	Hardwood	Gas
Bedroom-Second	15 x 12	Upper 1	Hardwood	
Bedroom-Third	14 x 12	Upper 1	Hardwood	
Bedroom-Fourth	14 x 11	Upper 1	Hardwood	
Sitting Room	12 x 12	Upper 1	Hardwood	
Bedroom-Fifth	11 x 9	Lower 1	Ceramic Tile	
Utility Room	14 x 11	Lower 1		
Recreation Rm	21 x 17	Lower 1	Carpet	Wood Burning
Game/Exer Rm	16 x 14	Lower 1	Carpet	
Other Room 3	16 x 13	Lower 1	Carpet	
In-Law/auPair/Ste	23 x 19	Upper 1	Carpet	

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Sitting Room, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Other Room 1, Other Room 2, Other Room 3, Foyer, Breakfast Room, Den/Stdy/Lib, Florida/Sun Rm, Game/Exer Rm, Great Room, In-Law/auPair/Ste, Lndry-Sep Rm, Mud Room, Storage Room, Utility Room

Main Entrance: Foyer

Interior Style: Floor Plan-Open

Dining/Kitchen: 2nd Kitchen, Breakfast Room, Sep Dining Rm, Kit-Island, Breakfast nook, Kitchenette

Appliances: Microwave, Central Vacuum, Dryer, Washer, Cooktop, Disposal, Air Cleaner, Humidifier, Refrigerator, Icemaker, Stove, Oven - Wall

Amenities: Automatic Garage Door Opener, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Crown Molding, Fireplace Mantel(s), Fireplace Screen, Master Bedroom - Full Bathroom, Master Bathroom - Separate Tub, Master Bathroom - Separate Shower, Sump Pump, Wall to Wall Carpeting, Wood Floors, Washer / Dryer Hookup

Security:

Windows/Doors: Bay / Bow Windows, French Doors, Skylight(s)

Walls/Ceilings: Cathedral Ceilings, 9'+ Ceilings, 2 Story Ceilings, Vaulted Ceilings

Basement: Yes

Foundation:

Basement Type: Fully Finished
Basement Entrance: Connect Stair
Handicap: Other
Unit Description:
R-Factor Basement: R-Factor Ceilings:
House Dimensions: x SQFT-Tot Fin: 7350
Above Grade Unfinished: Above Grade Finished: 5550
Below Grade Finished: 1800 Below Grade Unfinished:
Directions:
From McLean: West Old Dominion Drive, left Spring Hill Road, right Summerwood Drive, left Summerwood Court to the end

R-Factor Walls:
Tax Living Area: 4,586

REMARKS

Internet/Public:
This handsome Tudor has it all - quiet cul de sac, circular drive, huge fenced private backyard, pool, guest house & four car garage within one mile of the Silver Line Metro. Over 7,300 sf of living with dramatic two story great room w/wall of windows, sunroom adjoining kitchen, cherry paneled library, large master suite w/luxury bath, expansive lower level w/au pair suite & kitchenette.

EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: .83/36,000
Exterior: Balcony, Deck, Extensive Hardscape, Fenced - Fully, Fenced - Rear, Patio, Pool (In-Ground), Sidewalks, Udrgrd Lwn Sprnklr
Exterior Construction: Brick, Stone, Wood
Lot Description: Cul-de-sac, Landscaping, Lot Premium, Trees/Wooded, Private
Other Buildings: Above Grade, Below Grade, Cabana/Pool Hse, Guest House, Storage Barn/Shed
Original Builder: Custom & Updated New Construction: No
Property Condition: Shows Well
Roads:
Roofing: Composite
Soil Type:
Topography: Level
Transportation: Airport - 5-10 Miles, Subway - 1 Mile, Public Bus Service
View/Exposure: Scenic Vista, Trees
Year Converted: Year Renovated:

PARKING

Parking: Garage, Attached, Detached, Faces Side, Faces Front
Garage Type: Attached, Detached, Front Loading Garage, Side Loading Garage # Gar/Carpt/Assgn Sp: 4//
Carport Type: Parking Space #:
Parking Incl in List Price: Yes Parking Incl in Sale Price: No Parking Block/Square:

UTILITIES

Heat System: Central, Heat Pump(s) Heat Fuel: Natural Gas
Cool System: Ceiling Fan(s), Central Air Conditioning, Air Purification System Cool Fuel: Electric
Water: Public Hot Water: Natural Gas
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: \$18,282 City/Town Tax:
Tax Year: 2015 Refuse Fee:
Assessments: Water/Sewer Hook-up:
Land: \$693,000 Special Tax Assess: \$786 County Tax:
Improvements: \$912,090 Yr Assessed: 2015 Tap:
Investor Ratio: Total Tax Assessment: \$1,605,090 Front Foot Fee:
Total Units: Yr Assessed: 2015

Project Approved:
Possession: Settlement

HOA/CONDO

HOA Fee: / HOA: No
Condo/Coop Fee: /
HOA/Condo/Coop Amenities: Art Studio
HOA/Condo/Coop Rules:
HOA/Condo/Coop Fee Includes:
HOA/Condo/Coop Management:

LEGAL INFORMATION

Tax Map: 0291 09 0058 Lot #: 58 Block/Square:
Section: 1 Phase: Parcel Number:
Liber: Folio: 291
Zoning Code: 110 Master Plan Zoning:
Historic Designation ID:
Contract Info:
Disclosures: Prop Disclosure
Documents: Plat
Special Permits:

Broker Name: Washington Fine Properties, LLC

List Date: 17-Mar-2016 Orig List Price: \$2,250,000 Off Mkt Date:
VRP: No Prior List Price: DOM-MLS: 27
Low Price: \$2,250,000 Status Change Date: 17-Mar-2016 DOM-Prop: 27

SOLD INFORMATION