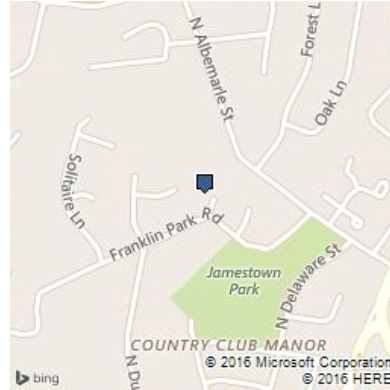


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9626386 - FAIRFAX
1744 ATOGA AVE, MCLEAN, VA 22101

Full Listing
Residential



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

Style: Craftsman
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 3
Model:

List Price: \$2,225,000
Inc City/Town:
Zip: 22101 - 4201
Election District:
Transaction Type: Standard
ADC Map Coord: N/A

Adv Sub: Wrennwood
Legal Sub: WRENNWOOD
Condo/Coop Proj Name:

Area:

Tax ID: 31-4-17- -24
HOA Fee: /
C/C Fee: /

Total Taxes: \$19,343
Tax Year: 2015
Lot AC/SF: .37/16,148

Level Location:
Age: 4
Year Built: 2012

Elementary: CHESTERBROOK

Middle: LONGFELLOW

High: MCLEAN

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

Room	Dimensions	Level	Flooring	Fireplace
Bedroom-Master	21 x 20	Upper 1	Carpet	
Bedroom-First	14 x 12	Upper 1	Carpet	
Bedroom-Second	14 x 13	Upper 1	Carpet	
Bedroom-Third	13 x 12	Upper 1	Carpet	
Bedroom-Fourth	10 x 14	Lower 1	Carpet	
Bedroom-Fifth	12 x 14	Lower 1	Carpet	
Dining Room	13 x 17	Main	Hardwood	
Family Rm	21 x 20	Main	Hardwood	Wood Burning
Kitchen	22 x 17	Main	Hardwood	
Living Room	13 x 14	Main	Hardwood	
Foyer		Main	Hardwood	
Breakfast Room	10 x 17	Main	Hardwood	
Recreation Rm	37 x 17	Lower 1	CRI Green Certified Carpet	Wood Burning
Library	13 x 15	Main	Hardwood	
Other Room 1	17 x 15	Main	Carpet	
Other Room 2	31 x 13	Main	Slate	Wood Burning
Attic-Unfinished				
Den/Stdy/Lib				
Game/Exer Rm				
In-Law/auPair/Ste				
Lndry-Sep Rm				
Lndry-Uppr Lvl				
Mud Room				
Storage Room				
Utility Room				

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Other Room 1, Other Room 2, Library, Foyer, Breakfast Room, Bedroom-First, Attic-Unfinished, Den/Stdy/Lib, Game/Exer Rm, In-Law/auPair/Ste, Lndry-Sep Rm, Lndry-Uppr Lvl, Mud Room, Storage Room, Utility Room

Main Entrance: Two Story Foyer

Interior Style: Floor Plan-Open

Dining/Kitchen: Breakfast Room, Gourmet, Kit-Breakfast Bar, Fam Rm Off Kit, Sep Dining Rm

Appliances: Cooktop, Dishwasher, Disposal, Exhaust Fan, Microwave, Oven / Range - Gas, Range Hood, Refrigerator, Six Burner Stove, Extra Refrigerator / Freezer, Humidifier, Icemaker, Instant Hot Water, Water Dispenser

Amenities: Crown Molding, Countertop(s) - Granite, Home Warranty, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Closet - Master Bedroom Walk-in, Sump Pump, Tub - Soaking, Closet(s) - Walk-in, Washer / Dryer Hookup, Wood Floors, Automatic Garage Door Opener, Chair Railing, Staircase - Double / Dual, Fireplace Mantel(s), Shades / Blinds, Whirlpool Jets

Security: Main Entrance Lock, Electric Alarm, Exterior Cameras, Fire Detect Sys, Motion Detectors

Windows/Doors: Double Pane Windows, Screens

Walls/Ceilings: 9'+ Ceilings, Beamed Ceilings

Basement: Yes
Basement Type: Full, Fully Finished, Walkout Level
Basement Entrance: Connect Stair
Handicap: Other
Unit Description:
R-Factor Basement:
House Dimensions: 71 x 66
Above Grade Unfinished:
Below Grade Finished: 2082
Directions:

Foundation:

R-Factor Ceilings:
SQFT-Tot Fin: 6527
Above Grade Finished: 4445
Below Grade Unfinished: 215

R-Factor Walls:

Tax Living Area: 4,444

Take Old Dominion to Franklin Park Rd. Left on Atoga Ave. Second house on left. Or take Glebe Rd N. Left on Albermarle, left on 38th St N, right on Atoga. Second house on left.

REMARKS

Internet/Public:
Exquisite craftsman home on beautiful .37 ac cul-de-sac lot. Filled with natural light. Gourmet kitchen w/SubZero, Wolf. 10-ft ceilings. 3 masonry fireplaces, flagstone veranda w/outdoor fireplace, coffered ceilings, 4-zone audio, fully finished walk-out LL w/Rec/Exer/Billiard/Media rooms. Minutes to Arlington, Mclean and DC. Incredible attention to detail and finishes. A truly special property.

EXTERIOR

Building Sites/Lots:
Exterior: Porch-rear, Udrgrd Lwn Sprnklr
Exterior Construction: Siding - Fiber Cement, Stone, Shake
Lot Description: No thru street, Cul-de-sac, Landscaping, Trees/Wooded
Other Buildings: Above Grade, Below Grade
Original Builder: Sunline Homes
Property Condition: Shows Well
Roads: Black Top, City/County
Roofing: Shingle - Architectural
Soil Type:
Topography:
Transportation:
View/Exposure:
Year Converted:

Year Renovated:

Lot Acres/Sqft: .37/16,148

New Construction: No

PARKING

Parking: Drvwy/Off Str, Garage
Garage Type: Attached
Carport Type:
Parking Incl in List Price: Yes

Parking Incl in Sale Price: No

Gar/Carpt/Assgn Sp: 2//
Parking Space #:
Parking Block/Square:

UTILITIES

Heat System: Forced Air, Zoned, Electric Air Filter, Humidifier
Cool System: Central Air Conditioning, Ceiling Fan(s)
Water: Public
Sewer Septic: Public Sewer
TV/Cable/Comm:
Electric 12 Months/Average:
Gas 12 Months/Average:
Construction Materials:
Energy Generation:
Water Conservation:
Green Verification Y/N:

Heat Fuel: Natural Gas
Cool Fuel: Electric
Hot Water: Natural Gas

Water 12 Months/Average:
Heating Oil 12 Months/Average:
Energy Efficiency:
Indoor Air Quality:
Sustainability:

FINANCIAL INFORMATION

Earnest Money:
Total Taxes: \$19,343
Tax Year: 2015

Other Fees: /
City/Town Tax:
Refuse Fee: \$345
Water/Sewer Hook-up:
Special Tax Assess: \$244
Improvements: \$1,238,970
Investor Ratio:

County Tax:
Tap:
Front Foot Fee:
Yr Assessed: 2011
Total Tax Assessment: \$1,676,970
Total Units:

Assessments:
Land: \$438,000

Project Approved:
Possession: Settlement

HOA/CONDO

HOA Fee: /
Condo/Coop Fee: /
HOA/Condo/Coop Amenities:
HOA/Condo/Coop Rules:
HOA/Condo/Coop Fee Includes:
HOA/Condo/Coop Management:

HOA: No

LEGAL INFORMATION

Tax Map: 0314 17 0024
Section: 4
Liber:
Zoning Code: 120
Historic Designation ID:
Contract Info: Other
Disclosures: Limited Service Brokerage, Prop Disclaimer
Documents:
Special Permits:

Lot #: 24
Phase:
Folio: 314

Master Plan Zoning:

Block/Square:
Parcel Number:

Broker Name: NetRealtyNow.com, LLC

List Date: 14-Apr-2016
VRP: No
Low Price: \$2,225,000

Orig List Price: \$2,225,000
Prior List Price:
Status Change Date: 14-Apr-2016

Off Mkt Date:
DOM-MLS: 0
DOM-Prop: 0

SOLD INFORMATION

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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size, schools and other information is not guaranteed.

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