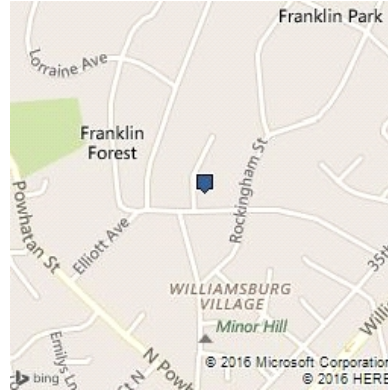


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9619080 - FAIRFAX
2089 GRACE MANOR CT, MCLEAN, VA 22101

Full Listing
Residential



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

Style: Craftsman
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 2
Model:

List Price: \$2,350,000
Inc City/Town:
Zip: 22101 - 4900
Election District:
Transaction Type: Standard
ADC Map Coord: 9-A13 FAC

Adv Sub: Grace Manor At Minor Hill
Legal Sub: GRACE MANOR AT MINOR HIL
Condo/Coop Proj Name:

Area:

Tax ID: 41-1-33- -1
HOA Fee: \$250.00/ Annually
C/C Fee: /

Total Taxes: \$19,988
Tax Year: 2015
Lot AC/SF: .49/21,379

Level Location:
Age: 8
Year Built: 2008

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

Room	Dimensions	Level	Flooring	Fireplace
Bedroom-Master	23 x 16	Upper 1	Carpet	
Bedroom-Second	17 x 12	Upper 1	Carpet	
Bedroom-Third	16 x 13	Upper 1	Carpet	
Bedroom-Fourth	15 x 10	Upper 1	Carpet	
Bedroom-Fifth	16 x 11	Lower 1	Carpet	
Other Room 1	23 x 19	Upper 1	Carpet	
Breakfast Room	15 x 11	Main	Hardwood	
Kitchen	17 x 14	Main	Hardwood	
Dining Room	17 x 12	Main	Hardwood	
Foyer		Main		
Family Rm	24 x 20	Main		Gas
Den/Stdy/Lib	12 x 11	Main	Hardwood	
Living Room	14 x 13	Main	Hardwood	
Laundry-Kit Lvl				
Mud Room	16 x 5	Main	Ceramic Tile	
Recreation Rm	40 x 37	Lower 1	Carpet	
Utility Room	23 x 11	Lower 1	Concrete	
Storage Room	22 x 6	Lower 1	Concrete	

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Other Room 1, Foyer, Breakfast Room, Den/Stdy/Lib, Laundry-Kit Lvl, Mud Room, Storage Room, Utility Room

Main Entrance: Foyer

Interior Style: Floor Plan-Open

Dining/Kitchen: Breakfast Room, Sep Dining Rm

Appliances: Dishwasher, Disposal, Dryer - Front Loading, Humidifier, Microwave, Oven - Wall, Oven / Range - Gas, Refrigerator, Six Burner Stove, Range Hood, Washer - Front Loading

Amenities: Built-in Bookcases, Chair Railing, Closet(s) - Walk-in, Countertop(s) - Granite, Drapes / Curtains, Drapery Rods, Fireplace Gas Insert, Shades / Blinds, Wood Floors

Security: Security System

Windows/Doors:

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Walkout Level, Windows, Rear Entrance, Fully Finished

Basement Entrance: Inside Access, Rear Entrance

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SQFT-Tot Fin: 6055

Above Grade Unfinished:

Above Grade Finished: 4640

Below Grade Finished: 1415

Below Grade Unfinished:

Tax Living Area: 4,640

Directions:

From Old Dominion, take Park Rd. to quick left on Vermont to quick right onto Massachusetts Ave. Go straight on Mass. Ave through stop sign & take left onto Virginia Ave. At top of Virginia, left onto N. Nottingham, left onto Grace Manor Ct

REMARKS

Internet/Public:

Spectacular, better than new in Franklin Park's coveted Grace Manor. Incredible presence w/ generous 6BR, 6.5BA including bonus space/home office/au per suite w/ full BA above 3 car garage. Gourmet kitchen opens to stunning family room w/ custom designed fireplace & built-ins.Master suite w/ WOW marble BA. TONS of light! Extensive landscaping. IMMACULATELY maintained.Must see this turn-key home!

EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: .49/21,379
Exterior: Deck
Exterior Construction: Hardiplank, Stone
Lot Description:
Other Buildings: Above Grade, Below Grade, Carriage House
Original Builder: Keswick New Construction: No
Property Condition: Shows Well
Roads:
Roofing:
Soil Type:
Topography:
Transportation:
View/Exposure:
Year Converted: Year Renovated:

PARKING

Parking: Detached # Gar/Carpt/Assgn Sp: //
Garage Type: Parking Space #: 3
Carport Type: Parking Block/Square:
Parking Incl in List Price: Yes Parking Incl in Sale Price: No

UTILITIES

Heat System: ENERGY STAR Heating System, Humidifier Heat Fuel: Natural Gas
Cool System: Central Air Conditioning, ENERGY STAR Cooling System, Zoned, Heat Pump(s), Ceiling Fan(s) 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: Heating / Cooling / Ventilation
Energy Generation: Indoor Air Quality:
Water Conservation: Sustainability:
Green Verification Y/N: No

FINANCIAL INFORMATION

Earnest Money: Other Fees: /
Total Taxes: \$19,988 City/Town Tax: County Tax: \$18,554
Tax Year: 2015 Refuse Fee: \$ Tap:
Assessments: Water/Sewer Hook-up: Front Foot Fee:
Land: \$720,000 Special Tax Assess: \$1,089 Yr Assessed: 2016
Improvements: \$982,180 Total Tax Assessment: \$1,702,180
Investor Ratio: Total Units:
Project Approved:
Possession: Negotiable

HOA/CONDO

HOA Fee: \$250.00/ Annually HOA: Yes
Condo/Coop Fee: /
HOA/Condo/Coop Amenities:
HOA/Condo/Coop Rules:
HOA/Condo/Coop Fee Includes: Snow Removal, Trash Removal
HOA/Condo/Coop Management:

LEGAL INFORMATION

Tax Map: 0411 33 0001 Lot #: 1 Block/Square:
Section: Phase: Parcel Number:
Liber: Folio: 411
Zoning Code: 120 Master Plan Zoning:
Historic Designation ID:
Contract Info:
Disclosures: Prop Disclosure
Documents: HOA / Condo Docs Broker Office
Special Permits:

Broker Name: Long & Foster Real Estate, Inc.

List Date: 07-Apr-2016 Orig List Price: \$2,349,000 Off Mkt Date:
VRP: No Prior List Price: \$2,349,000 DOM-MLS: 7
Low Price: \$2,350,000 Status Change Date: 07-Apr-2016 DOM-Prop: 7

SOLD INFORMATION