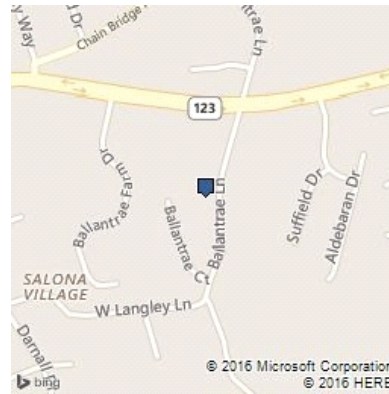


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9564057 - FAIRFAX
1222 BALLANTRAE LN, MCLEAN, VA 22101

Full Listing
Residential



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

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

List Price: \$1,455,000
Inc City/Town:
Zip: 22101 - 3024
Election District:
Transaction Type: Standard
ADC Map Coord: GOOGLE MAP

Adv Sub: Ballantrae Farms
Legal Sub: BALLANTRAE FARMS
Condo/Coop Proj Name:

Area:

Tax ID: 31-1-8- -5B
HOA Fee: /
C/C Fee: /

Total Taxes: \$13,247
Tax Year: 2015
Lot AC/SF: .94/40,763

Level Location:
Age: 43
Year Built: 1973

Elementary: FRANKLIN SHERMAN

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:	5	1	4			
Full Baths:	3	1	2			
Half Baths:	2	1	1			

Room	Dimensions	Level	Flooring	Fireplace
Bedroom-Master		Upper 1	Hardwood	Wood Burning
Bedroom-Second		Main	Hardwood	
Bedroom-Third		Upper 2	Carpet	
Bedroom-Fourth		Upper 1	Carpet	
Bedroom-Fifth		Upper 1	Carpet	
Den/Stdy/Lib		Main	Hardwood	
Family Rm		Main	Hardwood	Wood Burning
Kitchen		Main	Hardwood	

FEATURES

Rooms: Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Family Rm, Den/Stdy/Lib

Main Entrance:

Interior Style:

Dining/Kitchen: Gourmet, Kit-Breakfast Bar, Kit-Dining Combo, Kit-Island, Eat-In Kitchen

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Oven - Double, Oven - Wall, Refrigerator, Range Hood, Six Burner Stove, Washer, Water Heater

Amenities: Attic - Stairs Pull Down, Bedroom - Entry Level, Built-in Bookcases, Closet - Master Bedroom Walk-in, Crown Molding, Drapery Rods, Fireplace Mantel(s), Master Bathroom - Separate Shower, Master Bathroom - Full Bathroom, Vanities - Double, Wall to Wall Carpeting, Washer / Dryer Hookup, Wet Bar / Bar, Wood Floors

Security:

Windows/Doors:

Walls/Ceilings:

Basement: No

Foundation: Slab

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SQFT-Tot Fin: 4494

Above Grade Unfinished: 0

Above Grade Finished: 4494

Below Grade Finished: 0

Below Grade Unfinished:

Tax Living Area: 3,886

Directions:

From McLean Village - Dolley Madison East towards CIA. Right on Ballantrae Lane. House on Right. Sign on Property

REMARKS

Internet/Public:

NEW PRICE! Private wooded setting only minutes to DC, Tysons & Reagan National and Dulles airports. Interior presents updated chef's kitchen, remodeled bathrooms and entry, hardwoods, wood-paneled great room and upstairs master suite, downstairs guest suite. Fully landscaped exterior with salt pool, flagstone patios and extensive decks for entertaining. Oversized two-car garage.

EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .94/40,763

Exterior:

Exterior Construction: Brick and Siding, Stone, Wood

Lot Description:

Other Buildings: Above Grade, Below Grade
Original Builder:
Property Condition:
Roads:
Roofing: Cedar / Shake
Soil Type:
Topography:
Transportation:
View/Exposure:
Year Converted:

New Construction: No

Year Renovated:

PARKING

Parking: Drvwy/Off Str, Garage, Paved Driveway, Faces Side, Attached, Garage Door Opener
Garage Type: Attached, Side Loading Garage
Carport Type:
Parking Incl in List Price: Yes

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

Parking Incl in Sale Price: No

UTILITIES

Heat System: Heat Pump(s), Forced Air, Zoned
Cool System: Heat Pump(s), Central Air Conditioning, Zoned
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: Electric, Natural Gas
Cool Fuel: Electric
Hot Water: Natural Gas, Electric

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

FINANCIAL INFORMATION

Earnest Money:
Total Taxes: \$13,247
Tax Year: 2015

Other Fees: /
City/Town Tax:
Refuse Fee:
Water/Sewer Hook-up:
Special Tax Assess: \$570
Improvements: \$470,040
Investor Ratio:

County Tax: \$12,677
Tap:
Front Foot Fee:
Yr Assessed: 2015
Total Tax Assessment: \$1,163,040
Total Units:

Assessments:
Land: \$693,000

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: 0311 08 0005B
Section:
Liber:
Zoning Code: 110
Historic Designation ID:
Contract Info:
Disclosures: Prop Disclaimer, Lead Based Paint
Documents:
Special Permits:

Lot #: 5B
Phase:
Folio: 311
Master Plan Zoning:

Block/Square:
Parcel Number:

Broker Name: Washington Fine Properties, LLC

List Date: 04-Feb-2016
VRP: No
Low Price: \$1,455,000

Orig List Price: \$1,495,000
Prior List Price: \$1,495,000
Status Change Date: 24-Feb-2016

Off Mkt Date:
DOM-MLS: 69
DOM-Prop: 69

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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