

# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX9612931 - FAIRFAX  
1314 BALLANTRAE FARM DR, MCLEAN, VA 22101

Full Listing  
Residential



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

Style: Traditional  
Type: Detached  
TH Type:  
#Levels: 3  
Auction: No  
#Fireplaces: 4  
Model:

List Price: \$2,200,000  
Inc City/Town:  
Zip: 22101 - 3028  
Election District:  
Transaction Type: Standard  
ADC Map Coord: 00000

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

Tax ID: 31-1-20- -20  
HOA Fee: \$1,500.00/ Annually  
C/C Fee: /

Total Taxes: \$19,748  
Tax Year: 2015  
Lot AC/SF: .58/25,122

Area:

Level Location:  
Age: 32  
Year Built: 1984

Elementary: FRANKLIN SHERMAN

Middle: COOPER

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

Room	Dimensions	Level	Flooring	Fireplace
Bedroom-Master	21 x 16	Upper 1	Carpet	Gas
Bedroom-Second	14 x 14	Upper 1	Carpet	
Bedroom-Third	17 x 14	Upper 1	Carpet	
Bedroom-Fourth	17 x 12	Upper 1	Carpet	
Bedroom-Fifth	16 x 12	Lower 1	Carpet	
Dining Room	17 x 16	Main	Hardwood	
Den/Stdy/Lib	17 x 14	Main	Hardwood	
Family Rm	20 x 17	Main	Carpet	Wood Burning
Kitchen	19 x 14	Main	Ceramic Tile	
Living Room	20 x 16	Main	Hardwood	Wood Burning
Recreation Rm	42 x 16	Main	Ceramic Tile	Wood Burning

### FEATURES

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

Main Entrance: Foyer

Interior Style: Floor Plan-Open, Floor Plan-Traditional

Dining/Kitchen: Gourmet, Breakfast nook

Appliances: Central Vacuum, Dishwasher, Cooktop, Dryer, Dryer - Front Loading, Disposal, Exhaust Fan, Extra Refrigerator / Freezer, Humidifier, Icemaker, Intercom, Microwave, Oven - Double, Oven - Wall, Range Hood, Refrigerator, Six Burner Stove, Washer, Washer - Front Loading, Water Heater, Water Heater - High-Efficiency, Oven / Range - Gas

Amenities: Attached Master Bathroom, Attic - Access Only, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Built-in Bookcases, Chair Railing, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Countertop(s) - Granite, Crown Molding, Drapery Rods, Fireplace Glass Doors, Fireplace Mantel(s), Fireplace Screen, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Shades / Blinds, Stair - Curved, Sump Pump, Tub - Soaking, Vanities - Double, Wall to Wall Carpeting, Wet Bar / Bar, Wood Floors, Washer / Dryer Hookup

Security: Intercom, Smoke Detector, Security System

Windows/Doors: Bay / Bow Windows, Double Pane Windows, Insulated Door(s), Insulated Window(s), Recessed Lighting, Screens, Six Panel Doors

Walls/Ceilings: 9'+ Ceilings, Dry Wall

Basement: Yes

Foundation:

Basement Type: Fully Finished

Basement Entrance: Inside Access

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SQFT-Tot Fin: 6573

Above Grade Unfinished:

Above Grade Finished: 4573

Below Grade Finished: 2000

Below Grade Unfinished:

Tax Living Area: 4,573

Directions:

From Tysons Corner. Dolley Madison Blvd (Rt. 123) East bound. Right on to Ballantrae Farm Drive. Home is on the right side.

### REMARKS

Internet/Public:

Welcome home! Where location meets privacy and comfort. Over 6,500 of well-appointed living space. Large outdoor patio, pool, half-bath in pool house, guest suite on lower level, re-finished hardwood floors, wall-to-wall carpet in bedrooms, wine closet, gourmet kitchen, breakfast nook and much, much more!

#### EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: .58/25,122  
Exterior: Patio, Pool (In-Ground)  
Exterior Construction: Brick  
Lot Description:  
Other Buildings: Above Grade, Below Grade  
Original Builder: New Construction: No  
Property Condition: Shows Well  
Roads:  
Roofing: Shingle - Asphalt  
Soil Type:  
Topography:  
Transportation:  
View/Exposure:  
Year Converted: Year Renovated: 2013

#### PARKING

Parking: Garage  
Garage Type: Attached # Gar/Carpt/Assgn Sp: 2//  
Carport Type: Parking Space #:  
Parking Incl in List Price: Yes Parking Incl in Sale Price: No Parking Block/Square:

#### UTILITIES

Heat System: Central, Forced Air, Zoned, 90% Forced Air, Programmable Thermostat, Humidifier Heat Fuel: Natural Gas  
Cool System: Central Air Conditioning, Ceiling Fan(s), Zoned, Programmable Thermostat Cool Fuel: Electric  
Water: Public Hot Water: Natural Gas  
Sewer Septic: Public Sewer  
TV/Cable/Comm: CATV/Dwelling, Cable-Prewired, Fiber Optics Available, Fiber Optics at Dwelling  
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:

#### FINANCIAL INFORMATION

Earnest Money: Other Fees: /  
Total Taxes: \$19,748 City/Town Tax: County Tax: \$18,898  
Tax Year: 2015 Refuse Fee: Tap:  
Assessments: Water/Sewer Hook-up: Front Foot Fee:  
Land: \$764,000 Special Tax Assess: \$850 Yr Assessed: 2016  
Improvements: \$1,022,520 Total Tax Assessment: \$1,786,520  
Investor Ratio: Total Units:  
Project Approved:  
Possession: Settlement

#### HOA/CONDO

HOA Fee: \$1,500.00/ Annually HOA: Yes  
Condo/Coop Fee: /  
HOA/Condo/Coop Amenities:  
HOA/Condo/Coop Rules:  
HOA/Condo/Coop Fee Includes:  
HOA/Condo/Coop Management:

#### LEGAL INFORMATION

Tax Map: 0311 20 0020 Lot #: 20 Block/Square:  
Section: Phase: Parcel Number:  
Liber: Folio: 311  
Zoning Code: 111  
Historic Designation ID: Master Plan Zoning:  
Contract Info:  
Disclosures: Prop Disclosure, Subj to Condo/HOA Docs  
Documents:  
Special Permits:

Broker Name: Keller Williams Realty

List Date: 01-Apr-2016 Orig List Price: \$2,200,000 Off Mkt Date:  
VRP: No Prior List Price: DOM-MLS: 6  
Low Price: \$2,200,000 Status Change Date: 01-Apr-2016 DOM-Prop: 6

#### SOLD INFORMATION

---

Copyright © 2016 Metropolitan Regional Information Systems, Inc.  
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.

[Terms of Use](#)