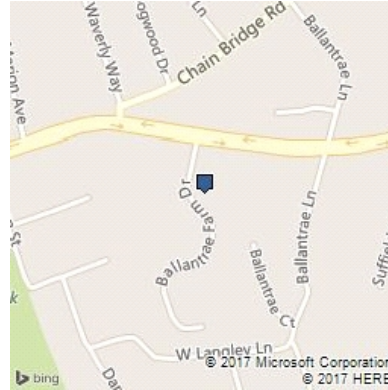


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX9760939 - FAIRFAX  
1287 BALLANTRAE FARM DR, 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: 4  
Auction: No  
#Fireplaces: 5  
Model: Georgian

List Price: \$3,995,000  
Inc City/Town:  
Zip: 22101 - 3027  
Election District:  
Transaction Type: Standard  
ADC Map Coord: 9A6

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

Tax ID: 31-1-20- -2A  
HOA Fee: \$375.00/ Quarterly  
C/C Fee: /

Total Taxes: \$29,670  
Tax Year: 2013  
Lot AC/SF: .58/25,246

Area:

Level Location:  
Age: 32  
Year Built: 1985

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:	7	0	4	2	1	0
Full Baths:	5	0	3	1	1	0
Half Baths:	1	1	0	0	0	0

Room	Dimensions	Level	Flooring	Fireplace
Bedroom-Master	26 x 19	Upper 1	Carpet	Gas
Bedroom-Second	15 x 14	Upper 1	Carpet	
Bedroom-Third	16 x 15	Upper 1	Carpet	
Bedroom-Fourth	14 x 14	Upper 1	Carpet	
Bedroom-Fifth	20 x 12	Upper 2	Carpet	
Other Room 1	19 x 12	Upper 2	Carpet	
Other Room 2	17 x 14	Lower 1	Carpet	
Loft	32 x 30	Upper 2	Carpet	
Foyer	18 x 8	Main	Marble	
Dining Room	24 x 15	Main	Hardwood	
Family Rm	32 x 18	Main	Hardwood	Gas
Kitchen	25 x 15	Main	Hardwood	
Breakfast Room	18 x 11	Main	Hardwood	
Library	19 x 18	Main	Hardwood	Wood Burning
Living Room	23 x 18	Main	Hardwood	Gas
Recreation Rm	34 x 18	Lower 1	Carpet	Gas
Game/Exer Rm	22 x 14	Lower 1	Carpet	
Other Room 3	14 x 10	Lower 1	Carpet	

### 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, Other Room 3, Library, Foyer, Breakfast Room, Game/Exer Rm, Loft

Main Entrance: Foyer

Interior Style: Floor Plan-Traditional

Dining/Kitchen: Fam Rm Off Kit, Gourmet, Kit-Island, Kit-Table Space, Sep Dining Rm, Eat-In Kitchen

Appliances: Microwave, Central Vacuum, Dryer, Washer, Cooktop, Humidifier, Intercom, Refrigerator, Icemaker, Oven - Wall

Amenities: Fireplace Equipment, Automatic Garage Door Opener, Wood Floors, Water Closet(s), Wet Bar / Bar, Wall to Wall Carpeting, Wainscoting, Chair Railing, Crown Molding, Countertop(s) - Granite, Attached Master Bathroom, Bathroom(s) - Dual Entry, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Master Bedroom - Full Bathroom, Master Bathroom - Separate Tub, Master Bathroom - Separate Shower, Built-in Bookcases, Vanities - Separate, Tub - Soaking

Security: Security System

Windows/Doors: Palladian Windows

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

Basement: Yes

Foundation:

Basement Type: Fully Finished, Walkout Level

Basement Entrance: Rear Entrance, Outside Entrance

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SQFT-Tot Fin: 8852

Above Grade Unfinished:

Above Grade Finished: 6952

Below Grade Finished: 1900

Below Grade Unfinished:

Tax Living Area: 6,952

Directions:

From McLean...Route 123 towards DC, right on Ballantrae Farm Drive to 1287 on the left.

REMARKS

Internet/Public:

RENOVATED TOP TO BOTTOM, \$1M+. Replica of the Governors Mansion in Williamsburg, in exclusive Ballantrae Farm! 4 finished levels of pure luxury. 2-story FR w/towering Palladian wind, 5 frpls, custom kit w/2 chef table isl & sep bkfst rm w/heated flrs. Mahogany lib w/frpl & priv screen porch. 2nd lvl w/4 stes, her lib & 2 screen porches. LL club rm, 7thBDR & cabana BA. GORGEOUS pool & gazebo.

EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .58/25,246

Exterior: Deck, Fenced - Rear, Pool (In-Ground), Porch-screened, Porch-enclosed, Balconies - Multiple

Exterior Construction: Brick

Lot Description: Backs to Trees, Landscaping

Other Buildings: Above Grade, Below Grade, Gazebo

Original Builder:

New Construction: No

Property Condition:

Roads:

Roofing:

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

PARKING

Parking: Garage

Garage Type: Side Loading Garage

Carport Type:

Parking Incl in List Price: No

Parking Incl in Sale Price: No

# Gar/Carpt/Assgn Sp: 4//

Parking Space #:

Parking Block/Square:

UTILITIES

Heat System: Forced Air, Zoned

Cool System: 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: 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: \$29,670

Tax Year: 2013

Assessments:

Land: \$707,000

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$1,131

Improvements: \$1,923,360

Investor Ratio:

County Tax:

Tap:

Front Foot Fee:

Yr Assessed: 2013

Total Tax Assessment: \$2,630,360

Total Units:

Project Approved:

Possession: Settlement

HOA/CONDO

HOA Fee: \$375.00/ Quarterly

Condo/Coop Fee: /

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

HOA: Yes

LEGAL INFORMATION

Tax Map: 0311 20 0002A

Section:

Liber:

Zoning Code: 111

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure

Documents:

Special Permits:

Lot #: 2A

Phase:

Folio: 311

Master Plan Zoning:

Block/Square:

Parcel Number:

Broker Name: Long & Foster Real Estate, Inc.

List Date: 09-Sep-2016

VRP: No

Low Price: \$3,995,000

Orig List Price: \$4,200,000

Prior List Price: \$4,200,000

Status Change Date: 09-Sep-2016

Off Mkt Date:

DOM-MLS: 231

DOM-Prop: 231

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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