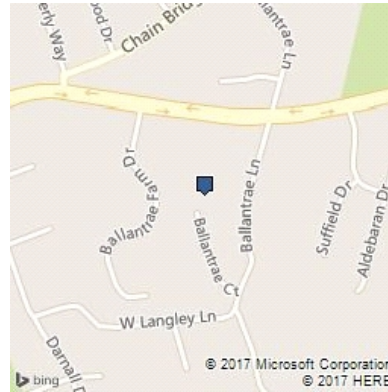


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9797876 - FAIRFAX  
1303 BALLANTRAE CT, MCLEAN, VA 22101

Full Listing  
Residential



Status: Sold  
Close Date: 13-Jan-2017  
Ownership: Fee Simple  
Sale or Rental: Sale  
Listing Type: Modified/Excl  
  
Adv Sub: Ballantrae Farms  
Legal Sub: BALLANTRAE FARMS  
Condo/Coop Proj Name:

Style: Colonial  
Seller Subsidy: \$0  
Type: Detached  
TH Type:  
#Levels: 3  
Auction: No  
#Fireplaces: 4  
Model:

List Price: \$1,600,000  
Close Price: \$1,750,000  
Inc City/Town:  
Zip: 22101 - 3001  
Election District:  
Transaction Type: Standard  
ADC Map Coord: GOOGLE  
Area:

Tax ID: 31-1-8- -4B  
HOA Fee: /  
C/C Fee: /

Total Taxes: \$17,862  
Tax Year: 2016  
Lot AC/SF: 1.00/43,560

Level Location:  
Age: 50  
Year Built: 1967

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

Room	Dimensions	Level	Flooring	Fireplace
Foyer		Main	Wood	
Living Room	27 x 15	Main	Wood	Gas
Dining Room	15 x 10	Main	Wood	
Kitchen	15 x 13	Main	Wood	
Family Rm	18 x 14	Main	Carpet	Gas
Florida/Sun Rm	15 x 15	Main	Ceramic Tile	
Other Room 1	19 x 15	Upper 1	Wood	
Bedroom-Master	17 x 15	Upper 1	Carpet	
Bedroom-Second	13 x 12	Upper 1	Carpet	Gas
Bedroom-Third	13 x 12	Upper 1	Carpet	
Recreation Rm	15 x 24	Lower 1	Carpet	Gas
Bedroom-Fourth	15 x 12	Lower 1	Carpet	

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Recreation Rm, Family Rm, Other Room 1, Foyer, Florida/Sun Rm

Main Entrance:

Interior Style:

Dining/Kitchen: Sep Dining Rm, Breakfast nook, Fam Rm Off Kit

Appliances: Dishwasher, Disposal, Dryer, Icemaker, Microwave, Refrigerator, Washer

Amenities: Attached Master Bathroom, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Built-in Bookcases, Chair Railing, Closet - Master

Bedroom Walk-in, Countertop(s) - Granite, Crown Molding, Fireplace Gas Insert, Master Bedroom - Full Bathroom, Sump Pump, Vanities - Double, Wainscoting,

Wall to Wall Carpeting, Wet Bar / Bar, Wood Floors

Security:

Windows/Doors: Bay / Bow Windows, French Doors, Recessed Lighting

Walls/Ceilings: 2 Story Ceilings, Beamed Ceilings, Vaulted Ceilings

Basement: Yes

Foundation:

Basement Type: Daylight, Full, Fully Finished, Shelving, Side Entrance, Walkout Level, Sump Pump

Basement Entrance: Inside Access, Side Entrance

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SQFT-Tot Fin: 0

Above Grade Unfinished:

Above Grade Finished:

Below Grade Finished:

Below Grade Unfinished:

Tax Living Area: 3,414

Directions:

Starting on Georgetown Pike, Turn Right onto Dolley Madison BLVD, Left on Ballantrae Lane, Right on Ballantrae Court. Home is at the end of the cul-de-sac to the right.

REMARKS

Internet/Public:

Amazing home on a private cul-de-sac in sought after Ballantrae Farms. Renovated and expanded, stunning formal rooms, Kitchen w/ SS appliances. Family Rm w/ vaulted, beamed ceiling and a gorgeous exposed brick FP. Sun Rm w/ doors to stone patio. Master suite w/ bath & gas FP. The walk-out lower level features a Bedroom, Wet Bar & Rec Rm w/ doors to the private backyard oasis w/ salt water pool.

#### EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: 1.00/43,560  
Exterior: Fenced - Partially, Pool (In-Ground), Stone Retaining Walls, Udrgrd Lwn Sprnklr  
Exterior Construction: Brick and Siding  
Lot Description: Cul-de-sac, Landscaping  
Other Buildings: Storage Barn/Shed  
Original Builder: New Construction: No  
Property Condition:  
Roads:  
Roofing: Shingle - Asphalt  
Soil Type:  
Topography:  
Transportation:  
View/Exposure:  
Year Converted: Year Renovated: 1998

#### PARKING

Parking: Garage  
Garage Type: Attached, Side Loading Garage # Gar/Carpt/Assgn Sp: 2//  
Carport Type: Parking Space #:  
Parking Incl in List Price: Yes Parking Incl in Sale Price: Yes Parking Block/Square:

#### UTILITIES

Heat System: Forced Air Heat Fuel: Natural Gas  
Cool System: Central Air Conditioning 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:  
Energy Generation: Indoor Air Quality:  
Water Conservation: Sustainability:  
Green Verification Y/N:

#### FINANCIAL INFORMATION

Earnest Money: Other Fees: /  
Total Taxes: \$17,862 City/Town Tax: County Tax: \$17,423  
Tax Year: 2016 Refuse Fee: Tap:  
Assessments: Water/Sewer Hook-up: Front Foot Fee:  
Land: \$887,000 Special Tax Assess: \$794 Yr Assessed: 2016  
Improvements: \$654,830 Total Tax Assessment: \$1,541,830  
Investor Ratio: Total Units:  
Project Approved:  
Possession: Settlement

#### HOA/CONDO

HOA Fee: / HOA: No  
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 08 0004B Lot #: 4B Block/Square:  
Section: Phase: Parcel Number:  
Liber: Folio: 311  
Zoning Code: 110 Master Plan Zoning:  
Historic Designation ID:  
Contract Info:  
Disclosures: Prop Disclosure, Lead Based Paint - Federal  
Documents:  
Special Permits:

Broker Name: TTR Sothebys International Realty

List Date: 27-Oct-2016 Orig List Price: \$1,600,000 Off Mkt Date:  
VRP: No Prior List Price: DOM-MLS: 7  
Low Price: \$1,600,000 Status Change Date: 13-Jan-2017 DOM-Prop: 7

#### SOLD INFORMATION

Contract Date: 03-Nov-2016 Sell/Rent Agency: Buyer Agency  
Close Date: 13-Jan-2017 Close Price: \$1,750,000 Seller Subsidy: \$0  
Selling/Rental Office: CBRB66

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