

Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX8597395 - FAIRFAX  
1312 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: 4  
Auction: No  
#Fireplaces: 5  
Model:

List Price: \$2,700,000  
Inc City/Town:  
Zip: 22101 - 3028  
Election District:  
Transaction Type: Potential Short Sale  
ADC Map Coord: 311

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

Tax ID: 31-1-20- -21  
HOA Fee: \$1,500.00/ Annually  
C/C Fee: /

Total Taxes: \$34,009  
Tax Year: 2014  
Lot AC/SF: .59/25,672

Area:  
Level Location:  
Age: 31  
Year Built: 1986

Elementary: SHERMAN Middle: 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	
Full Baths:	6	0	3	2	1	
Half Baths:	2	2	0	0	0	

Room	Dimensions	Level	Flooring	Fireplace
Family Room				
Breakfast Room				
Dining Room				
Den/Stdy/Lib				
Foyer				
Florida/Sun Rm				
Great Room				
Living Room				
MBR w/Sit Rm				
Other Room 1				
Other Room 2				
Recreation Rm				
Utility Room				
Storage Room				

FEATURES

Rooms: Living Room, Dining Room, Recreation Rm, Other Room 1, Other Room 2, Foyer, Breakfast Room, Den/Stdy/Lib, Family Room, Florida/Sun Rm, Great Room, MBR w/Sit Rm, Storage Room, Utility Room

Main Entrance:

Interior Style:

Dining/Kitchen: Kit-Table Space

Appliances: Central Vacuum, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Extra Refrigerator / Freezer, Intercom, Microwave, Oven - Double, Refrigerator, Range Hood, Washer

Amenities: Attached Master Bathroom, Automatic Garage Door Opener, Built-in Bookcases, Closet(s) - Cedar, Chair Railing, Countertop(s) - Corian, Crown Molding, Vanities - Double, Staircase - Double / Dual, Bathroom(s) - Dual Entry, Fireplace Mantel(s), Countertop(s) - Granite, Master Bathroom - Separate Tub, Master Bathroom - Separate Shower, Closet - Master Bedroom Walk-in, Bidet, Fireplace Equipment, Master Bedroom - Full Bathroom, Steam Shower, Closet(s) - Walk-in, Wet Bar / Bar, Wood Floors, Whirlpool Jets

Security:

Windows/Doors:

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Fully Finished

Basement Entrance: Connect Stair, Inside Access, Outside Entrance, 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: 8,099

Directions:

From Tysons: Dolley Madison (123) toward Washington DC, Right turn in Ballantrae Farm Drive, House on your Right

REMARKS

Internet/Public:

One of the most spectacular homes in Mclean.4 finished levels with 6fireplaces,2kitchen 1kitchenrtrte,Circular driveway, patio with fountain, Grand 2 story foyer, Banquet size rooms, Walkout basement with Au Pair Suite, three car garage,total renovation no expense spared. Huge Price reduction. Appraised for \$4million.Short sale opportunity.

EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .59/25,672

Exterior:

Exterior Construction: Brick

Lot Description:

Other Buildings:

Original Builder:

New Construction: No

Property Condition:

Roads:

Roofing:

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

PARKING

Parking: Garage

Garage Type: Attached, Side Loading Garage

Carport Type:

Parking Incl in List Price: Yes

Parking Incl in Sale Price: No

# Gar/Carpt/Assgn Sp: 3//

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:

Water 12 Months/Average:

Heating Oil 12 Months/Average:

Energy Efficiency:

Indoor Air Quality:

Sustainability:

Heat Fuel: Natural Gas

Cool Fuel: Electric

Hot Water: Natural Gas, 60 or More Gallon Tank, Multi-

FINANCIAL INFORMATION

Earnest Money:

Total Taxes: \$34,009

Tax Year: 2014

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$1,392

Improvements: \$2,210,870

Investor Ratio:

County Tax: \$32,618

Tap:

Front Foot Fee:

Yr Assessed: 2015

Total Tax Assessment: \$2,945,870

Total Units:

Project Approved:

Possession: Settlement

HOA/CONDO

HOA Fee: \$1,500.00/ Annually

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 0021

Section:

Liber:

Zoning Code: 111

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclaimer

Documents:

Special Permits:

Lot #: 21

Phase:

Folio: 311

Master Plan Zoning:

Block/Square:

Parcel Number:

Broker Name: International Realty US

List Date: 08-Apr-2015

VRP: No

Low Price: \$2,700,000

Orig List Price: \$3,999,500

Prior List Price: \$2,850,000

Status Change Date: 02-Mar-2017

Off Mkt Date:

DOM-MLS: 746

DOM-Prop: 1050

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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