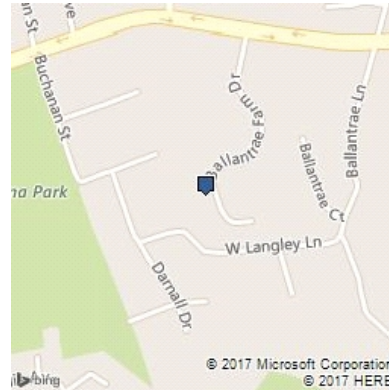


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

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

Full Listing
Residential



Status: Sold
Close Date: 26-Oct-2016
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right

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: /

Elementary: FRANKLIN SHERMAN

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

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

Middle: COOPER

List Price: \$2,059,000
Close Price: \$1,887,500
Inc City/Town:
Zip: 22101 - 3028
Election District:
Transaction Type: Standard
ADC Map Coord: 00000

Area:

Level Location:
Age: 33
Year Built: 1984

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
Basement Type: Fully Finished
Basement Entrance: Inside Access

Foundation:

Handicap: None

Unit Description:

R-Factor Basement:

House Dimensions: x

Above Grade Unfinished:

Below Grade Finished: 2000

Directions:

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

R-Factor Ceilings:

SQFT-Tot Fin: 6573

Above Grade Finished: 4573

Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 4,573

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: Yes 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 Master Plan Zoning:
Historic Designation ID:
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: \$2,200,000 DOM-MLS: 126
Low Price: \$2,059,000 Status Change Date: 26-Oct-2016 DOM-Prop: 126

SOLD INFORMATION

Contract Date: 04-Aug-2016 Sell/Rent Agency: Seller Agency
Close Date: 26-Oct-2016 Close Price: \$1,887,500 Seller Subsidy: \$0
Selling/Rental Office: TTRS4

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