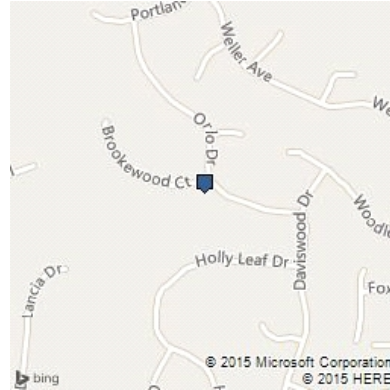


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX8592653 - FAIRFAX  
8401 BROOKWOOD CT, MCLEAN, VA 22102

Full Listing  
Residential



Status: Sold  
Close Date: 30-Oct-2015  
Ownership: Fee Simple  
Sale or Rental: Sale  
Listing Type: Excl. Right

Adv Sub: Woodlea Mill  
Legal Sub: WOODLEA MILL  
Condo/Coop Proj Name:

Tax ID: 20-3-21- -14  
HOA Fee: \$1,500.00/ Annually  
C/C Fee: /

Style: Colonial  
Seller Subsidy: \$0  
Type: Detached  
TH Type:  
#Levels: 3  
Auction: No  
#Fireplaces: 6  
Model:

Total Taxes: \$28,867  
Tax Year: 2014  
Lot AC/SF: 1.04/45,121

List Price: \$3,325,000  
Close Price: \$2,850,000  
Inc City/Town:  
Zip: 22102 - 1749  
Election District:  
Transaction Type: Standard  
ADC Map Coord: 7J5

Area:

Level Location:  
Age: 21  
Year Built: 1994

Elementary: SPRING HILL

Middle: COOPER

High: LANGLEY

\*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:   | 6     | 1    | 4       |         | 1       |         |
| Full Baths: | 6     | 1    | 3       |         | 2       |         |
| Half Baths: | 2     | 2    | 0       |         | 0       |         |

| Room              | Dimensions | Level   | Flooring     | Fireplace    |
|-------------------|------------|---------|--------------|--------------|
| Bedroom-Master    | 21 x 18    | Main    | Carpet       |              |
| Bedroom-Second    | 19 x 15    | Upper 1 | Carpet       |              |
| Bedroom-Third     | 17 x 16    | Upper 1 | Carpet       |              |
| Bedroom-Fourth    | 15 x 15    | Upper 1 | Carpet       |              |
| Bedroom-Fifth     | 12 x 11    | Upper 1 | Carpet       |              |
| Dining Room       | 19 x 16    | Main    | Hardwood     |              |
| Family Rm         | 19 x 17    | Main    | Hardwood     | Gas          |
| Foyer             |            | Main    | Marble       |              |
| Kitchen           | 24 x 22    | Main    | Hardwood     | Gas          |
| In-Law/auPair/Ste | 38 x 13    | Lower 1 | Carpet       | Gas          |
| Library           | 17 x 13    | Main    | Carpet       |              |
| Living Room       | 23 x 16    | Main    | Hardwood     | Gas          |
| Other Room 1      | 17 x 15    | Lower 1 | Carpet       |              |
| Recreation Rm     | 28 x 16    | Lower 1 | Carpet       | Wood Burning |
| Solarium          | 24 x 21    | Main    | Ceramic Tile |              |
| Utility Room      | 17 x 16    | Lower 1 | Concrete     |              |
| Workshop          | 14 x 9     | Lower 1 |              |              |
| Game/Exer Rm      | 18 x 15    | Lower 1 | Carpet       |              |
| Other Room 2      | 23 x 16    | Lower 1 | Carpet       | Gas          |

### 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, Library, Foyer, Game/Exer Rm, In-Law/auPair/Ste, Solarium, Utility Room, Workshop

Main Entrance: Foyer

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

Dining/Kitchen: 2nd Kitchen, Fam Rm Off Kit, Gourmet, Kit-Breakfast Bar, Kit-Island, Kit-Table Space, Sep Dining Rm, Eat-In Kitchen

Appliances: Cooktop, Cooktop - Down Draft, Dishwasher, Disposal, Dryer, Exhaust Fan, Humidifier, Icemaker, Intercom, Microwave, Oven - Double, Oven - Self Cleaning, Oven - Wall, Refrigerator, Washer, Dryer - Front Loading

Amenities: Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Bidet, Built-in Bookcases, Countertop(s) - Ceramic, Chair Railing, Crown Molding, Stair - Curved, Vanities - Double, Drapery Rods, Drapes / Curtains, Bedroom - Entry Level, Fireplace Glass Doors, Fireplace Mantel(s), Fireplace Screen, Countertop(s) - Granite, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Master Bedroom(s) - Multiple, Closet - Master Bedroom Walk-in, Vanities - Separate, Shades / Blinds, Wall to Wall Carpeting, Closet(s) - Walk-in, Wet Bar / Bar, Wood Floors, Whirlpool Jets, Fireplace Gas Insert

Security:

Windows/Doors:

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Connecting Stairway, Full, Fully Finished, Windows, Workshop

Basement Entrance: Connect Stair, Inside Access

Handicap: None

Unit Description:

R-Factor Basement:  
House Dimensions: x  
Above Grade Unfinished:  
Below Grade Finished: 3100  
Directions:

R-Factor Ceilings:  
SQFT-Tot Fin: 8529  
Above Grade Finished: 5429  
Below Grade Unfinished:

R-Factor Walls:  
  
Tax Living Area: 5,429

From Tysons Corner: 123 North, Left on Lewinsville, Right on Spring Hill, Left on Woodlea Mill, Left on Daviswood, Right on Orlo to property at corner of Orlo and Brookewood Ct. -- or, from DC, 123 South, Right on Lewinsville, etc.

REMARKS

Internet/Public:  
Life Style Residence\*\*Estate ambiance,In-town convenience\*\*Best hallmarks of traditional design,understated elegance & superb comfort marry seamlessly\*\*\$1.3+MM in upgrades & renovations\*\*Full au-paire qtrs\*\*Private 1-acre park-like setting\*\*In-ground pool, solarium w/bath, fab gardens & game lawn\*\*Whole house generator\*\*Quiet living convenient to Tysons Corner,DC,Reston,airports,shops,dining!

EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: 1.04/45,121  
Exterior: Pool (In-Ground)  
Exterior Construction: Brick  
Lot Description:  
Other Buildings: Above Grade, Below Grade, Cabana/Pool Hse, Gazebo, Other  
Original Builder: New Construction: No  
Property Condition:  
Roads: Black Top  
Roofing:  
Soil Type:  
Topography:  
Transportation:  
View/Exposure:  
Year Converted: Year Renovated:

PARKING

Parking: Garage, DW - Circular, Drvwy/Off Str  
Garage Type: Attached, Side Loading Garage # Gar/Carpt/Assgn Sp: 3//  
Carport Type: Parking Space #:  
Parking Incl in List Price: No Parking Incl in Sale Price: Yes Parking Block/Square:

UTILITIES

Heat System: Forced Air, Humidifier Heat Fuel: Natural Gas  
Cool System: Central Air Conditioning, Ceiling Fan(s) Cool Fuel: Electric  
Water: Public Hot Water: 60 or More Gallon Tank, Natural Gas, Multi-  
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:  
Total Taxes: \$28,867 Other Fees: /  
Tax Year: 2014 City/Town Tax:  
Assessments: Refuse Fee: County Tax: \$27,686  
Land: \$880,000 Water/Sewer Hook-up: Tap:  
Special Tax Assess: \$1,181 Front Foot Fee:  
Improvements: \$1,678,420 Yr Assessed: 2015  
Investor Ratio: Total Tax Assessment: \$2,558,420  
Total Units:

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: Master Ins Policy  
HOA/Condo/Coop Management:

LEGAL INFORMATION

Tax Map: 0203 21 0014 Lot #: 14 Block/Square:  
Section: 1A Phase: Parcel Number:  
Liber: Folio: 203  
Zoning Code: 110  
Historic Designation ID: Master Plan Zoning:  
Contract Info:  
Disclosures: Prop Disclosure  
Documents:  
Special Permits:

Broker Name: Century 21 New Millennium

List Date: 03-Apr-2015 Orig List Price: \$3,650,000 Off Mkt Date:  
VRP: No Prior List Price: \$3,650,000 DOM-MLS: 121  
Low Price: \$3,325,000 Status Change Date: 30-Oct-2015 DOM-Prop: 121

SOLD INFORMATION

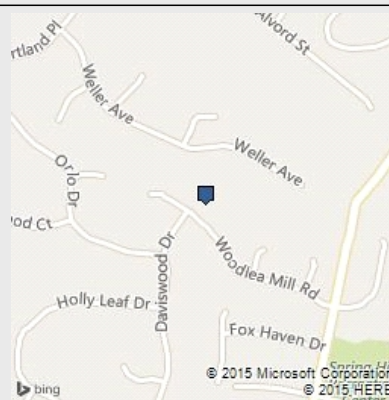
Contract Date: 02-Aug-2015 Sell/Rent Agency:Buyer Agency  
Close Date: 30-Oct-2015 Close Price: \$2,850,000 Seller Subsidy: \$0  
Selling/Rental Office: SHIL1



Metropolitan Regional Information Systems, Inc.

FX8139853 - FAIRFAX  
8318 WOODLEA MILL RD, MCLEAN, VA 22102

Full Listing  
Residential



Status: Sold  
Close Date: 18-Mar-2015  
Ownership: Fee Simple  
Sale or Rental: Sale  
Listing Type: Modified/Excl

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

List Price: \$2,975,000  
Close Price: \$2,600,000  
Inc City/Town:  
Zip: 22102 - 2321  
Election District:  
Transaction Type: Standard  
ADC Map Coord: 000

Adv Sub: Woodlea Mill  
Legal Sub: WOODLEA MILL  
Condo/Coop Proj Name:

Tax ID: 20-3-21- -33  
HOA Fee: \$1,300.00/ Annually  
C/C Fee: /

Total Taxes: \$26,040  
Tax Year: 2012  
Lot AC/SF: .83/36,041

Area:  
Level Location:  
Age: 20  
Year Built: 1995

Elementary: SPRING HILL Middle: COOPER High: LANGLEY  
\*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       | 0       | 1       | 0       |
| Full Baths: | 6     | 0    | 5       | 0       | 1       | 0       |
| Half Baths: | 2     | 2    | 0       | 0       | 0       | 0       |

| Room           | Dimensions | Level   | Flooring | Fireplace |
|----------------|------------|---------|----------|-----------|
| Other Room 1   | 21 x 17    | Lower 1 | Carpet   |           |
| Bedroom-Second | 15 x 13    | Upper 1 | Carpet   |           |
| Breakfast Room | 15 x 14    | Main    | Other    |           |
| Family Rm      | 26 x 19    | Main    | Hardwood | Gas       |
| Library        | 22 x 18    | Main    | Carpet   |           |
| Dining Room    | 15 x 18    | Main    | Hardwood |           |
| Living Room    | 16 x 21    | Main    | Hardwood | Gas       |
| Bedroom-Fourth | 17 x 15    | Upper 1 | Carpet   |           |
| MBR w/Sit Rm   | 14 x 12    | Upper 1 | Carpet   | Gas       |
| Recreation Rm  | 23 x 14    | Lower 1 | Carpet   | Gas       |
| Kitchen        | 16 x 16    | Main    | Other    |           |
| Bedroom-Master | 19 x 26    | Upper 1 | Carpet   | Gas       |
| Bedroom-Fifth  | 13 x 13    | Lower 1 | Carpet   |           |
| Foyer          | 25 x 14    | Main    | Marble   |           |
| Bedroom-Third  | 14 x 22    | Upper 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, Library, Foyer, Breakfast Room, MBR w/Sit Rm

Main Entrance: Two Story Foyer

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

Dining/Kitchen: 2nd Kitchen, Breakfast Room, Butlers Pantry, Gourmet, Kit-Breakfast Bar, Kit-Island, Sep Dining Rm

Appliances: Central Vacuum, Dishwasher, Disposal, Dryer, Extra Refrigerator / Freezer, Freezer, Humidifier, Icemaker, Intercom, Microwave, Oven - Double, Oven - Self Cleaning, Oven - Wall, Refrigerator, Stove, Washer, Range Hood

Amenities: Attached Master Bathroom, 2 Attached Master Bathrooms, Automatic Garage Door Opener, Built-in Bookcases, Crown Molding, Vanities - Double, Staircase - Double / Dual, Countertop(s) - Granite, Master Bedroom - Separate Shower, Master Bedroom - Separate Tub, Master Bedroom - Full Bathroom, Closet - Master Bedroom Walk-in, Vanities - Separate, Tub - 2 or More Person, Tub - Soaking, Wall to Wall Carpeting, Closet(s) - Walk-in, Wet Bar / Bar, Wood Floors

Security: Intercom, Security System

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

Walls/Ceilings: 2 Story Ceilings, 9'+ Ceilings, Cathedral Ceilings, High, Paneled Walls, Tray Ceilings, Vaulted Ceilings

Basement: Yes

Foundation:

Basement Type: Full, Fully Finished, Windows

Basement Entrance: Inside Access

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: 6,384

Directions:

Take Lewinsville Road towards Spring Hill Road, Left onto Woodlea Mill Road, 8318 is on the Right.

**REMARKS****Internet/Public:**

Beautiful home in the sought after neighborhood of McLean, meticulously maintained by the original owners. Exceptional detailing w/ the finest finishes, this residence is ideal for family gatherings & entertaining. Master BR features a private & spacious sitting room & his & her full baths. Located on almost a full acre of level & landscaped grounds w/ a beautiful flagstone terrace & patio.

**EXTERIOR****Building Sites/Lots:**

Lot Dimension: x x

Lot Acres/Sqft: .83/36,041

Exterior: Hot Tub, Patio, Terrace

Exterior Construction: Stone, Brick

Lot Description: Landscaping, Partly Wooded, Open, Private, Secluded

Other Buildings:

Original Builder:

New Construction: No

Property Condition: Shows Well

Roads:

Roofing:

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

**PARKING**

Parking: Garage, Garage Door Opener

Garage Type: Attached, Side Loading Garage

Carport Type:

Parking Incl in List Price: No

Parking Incl in Sale Price: Yes

# 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:

Heat Fuel: Natural Gas

Cool Fuel: Natural Gas

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: \$26,040

Tax Year: 2012

Assessments:

Land: \$868,000

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$1,002

Improvements: \$1,507,730

Investor Ratio:

County Tax: \$25,039

Tap:

Front Foot Fee:

Yr Assessed: 2013

Total Tax Assessment: \$2,375,730

Total Units:

Project Approved:

Possession: Settlement

**HOA/CONDO**

HOA Fee: \$1,300.00/ 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: 0203 21 0033

Section: 1B

Liber:

Zoning Code: 110

Historic Designation ID:

Contract Info: Local Assoc Contr

Disclosures: Prop Disclosure

Documents:

Special Permits:

Lot #: 33

Phase:

Folio: 203

Master Plan Zoning:

Block/Square:

Parcel Number:

Broker Name: TTR Sothebys International Realty

List Date: 22-Jul-2013

VRP: No

Low Price: \$2,975,000

Orig List Price: \$3,595,000

Prior List Price: \$3,250,000

Status Change Date: 18-Mar-2015

Off Mkt Date:

DOM-MLS: 546

DOM-Prop: 546

**SOLD INFORMATION**

Contract Date: 26-Jan-2015

Close Date: 18-Mar-2015

Selling/Rental Office: WFP4

Sell/Rent Agency: Buyer Agency

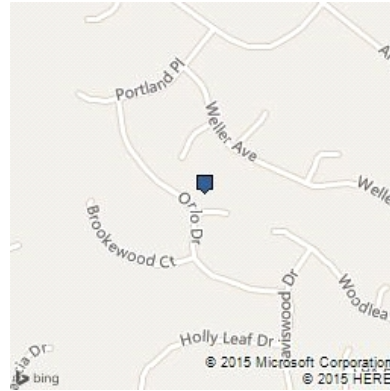
Close Price: \$2,600,000

Seller Subsidy: \$0

Metropolitan Regional Information Systems, Inc.

FX8474068 - FAIRFAX  
1167 ORLO DR, MCLEAN, VA 22102

Full Listing  
Residential



Status: Sold  
Close Date: 14-Nov-2014  
Ownership: Fee Simple  
Sale or Rental: Sale  
Listing Type: Excl. Right

Adv Sub: Woodlea Mill  
Legal Sub: WOODLEA MILL  
Condo/Coop Proj Name:

Tax ID: 20-3-21 - 18  
HOA Fee: \$1,500.00/ Annually  
C/C Fee: /

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

Total Taxes: \$35,248  
Tax Year: 2014  
Lot AC/SF: .97/42,447

List Price: \$2,900,000  
Close Price: \$2,900,000  
Inc City/Town:  
Zip: 22102 - 1748  
Election District:  
Transaction Type: Standard  
ADC Map Coord: 5405-B9

Area:

Level Location:  
Age: 21  
Year Built: 1994

Elementary: SPRING HILL Middle: COOPER High: LANGLEY  
\*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:   | 6     | 1    | 2       |         | 3       |         |
| Full Baths: | 7     | 2    | 2       |         | 3       |         |
| Half Baths: | 2     | 2    | 0       |         | 0       |         |

| Room           | Dimensions | Level   | Flooring | Fireplace |
|----------------|------------|---------|----------|-----------|
| Foyer          |            | Main    | Marble   |           |
| Living Room    | 30 x 16    | Main    | Wood     |           |
| Dining Room    | 20 x 16    | Main    | Wood     |           |
| Bedroom-Master | 20 x 18    | Main    |          |           |
| Library        | 18 x 16    | Main    |          |           |
| Family Rm      | 24 x 17    | Main    | Hardwood |           |
| Breakfast Room | 26 x 11    | Main    | Hardwood |           |
| Kitchen        | 17 x 16    | Main    | Hardwood |           |
| Mud Room       |            | Main    |          |           |
| Bedroom-Third  | 16 x 14    | Upper 1 |          |           |
| Bedroom-Second | 18 x 15    | Upper 1 |          |           |
| Game/Exer Rm   | 15 x 14    | Lower 1 |          |           |
| Bedroom-Fourth | 20 x 17    | Lower 1 |          |           |
| Bedroom-Fifth  | 17 x 16    | Lower 1 |          |           |
| Other Room 1   | 25 x 16    | Lower 1 |          |           |
| Recreation Rm  | 29 x 17    | Lower 1 |          |           |
| Other Room 2   | 13 x 13    | Lower 1 |          |           |

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, Library, Foyer, Breakfast Room, Game/Exer Rm, Mud Room  
Main Entrance: Two Story Foyer  
Interior Style: Floor Plan-Open  
Dining/Kitchen: Sep Dining Rm, Eat-In Kitchen, Kit-Island, Gourmet, Butlers Pantry, Breakfast Room  
Appliances: Cooktop, Dishwasher, Microwave, Refrigerator, Oven - Double, Oven - Wall, Oven - Self Cleaning, Disposal, Dryer, Washer, Extra Refrigerator / Freezer  
Amenities: Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Chair Railing, Crown Molding, Wood Floors, Closet(s) - Walk-in, Wainscoting, Built-in Bookcases, Stair - Curved, Bedroom - Entry Level, Fireplace Mantel(s), Countertop(s) - Granite, Vanities - Double, Master Bedroom - Full Bathroom, Master Bathroom - Separate Tub, Master Bathroom - Separate Shower, Closet - Master Bedroom Walk-in, Wall to Wall Carpeting, 2 Attached Master Bathrooms, Closet(s) - Cedar, Sump Pump, Vanities - Separate  
Security: Smoke Detector, Security System  
Windows/Doors: Recessed Lighting, Skylight(s), Palladian Windows, French Doors  
Walls/Ceilings: 9'+ Ceilings, Vaulted Ceilings, Cathedral Ceilings, High

Basement: Yes Foundation:  
Basement Type: Daylight, Partial, Heated, Fully Finished, Walkout Stairs, Space For Rooms, Windows, Rear Entrance, Full, Shelving, Sump Pump  
Basement Entrance: Rear Entrance, Outside Entrance, Connect Stair  
Handicap: Other  
Unit Description:  
R-Factor Basement: R-Factor Ceilings: R-Factor Walls:  
House Dimensions: x SQFT-Tot Fin: 0  
Above Grade Unfinished: Below Grade Finished:  
Below Grade Finished: Tax Living Area: 9,138

**Directions:**

From Tysons Corner: West on Rt.7/Leesburg Pike, right on Westpark Dr, left on International Dr, continue onto Spring Hill Rd, left on Woodlea Mill Rd, left on Daviswood Dr, and right onto Orlo Dr to 1167.

**REMARKS**

Internet/Public:

Stunning home in prestigious Woodlea Mill. Gorgeous .97 acre yard w/ breathing taking gardens. 2-story marble foyer. 2-story living & family rooms w/ fireplaces. Formal dining room. Kitchen w/ SubZero refig & walk-in pantry. Study w/ cherry paneling. Main level master suite w/ separate bathrooms & huge closets. Upper level with 2 ensuite bedrooms. Spacious walk-up lower level.

**EXTERIOR**

|  |                    |                            |
|--|--------------------|----------------------------|
| Building Sites/Lots:   | Lot Dimension: x x | Lot Acres/Sqft: .97/42,447 |
| Exterior: Fenced - Rear, Extensive Hardscape, Fenced - Partially, Patio, Balcony, Deck |                    |                            |
| Exterior Construction: Brick   |                    |                            |
| Lot Description: Backs to Trees, Corner Lot, Landscaping, Lot Premium, Private         |                    |                            |
| 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:    |                            |

**PARKING**

|                                 |                                 |                           |
|---------------------------------|---------------------------------|---------------------------|
| Parking: Garage                 |                                 | # Gar/Carpt/Assgn Sp: 3// |
| Garage Type: Attached           |                                 | Parking Space #:          |
| Carport Type:                   |                                 | Parking Block/Square:     |
| Parking Incl in List Price: Yes | Parking Incl in Sale Price: Yes |                           |

**UTILITIES**

|   |                                |                        |
|---|--------------------------------|------------------------|
| Heat System: Forced Air, Zoned  |                                | Heat Fuel: Natural Gas |
| Cool System: Central Air Conditioning, Zoned, Programmable Thermostat |                                | 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: \$35,248              | City/Town Tax:              | County Tax: \$33,806              |
| Tax Year: 2014                     | Refuse Fee:                 | Tap:                              |
|                                    | Water/Sewer Hook-up:        | Front Foot Fee:                   |
| Assessments:                       | Special Tax Assess: \$1,442 | Yr Assessed: 2014                 |
| Land: \$876,000                    | Improvements: \$2,225,450   | Total Tax Assessment: \$3,101,450 |
|                                    | Investor Ratio:             | Total Units:                      |
| Project Approved:                  |                             |                                   |
| Possession: Settlement, Negotiable |                             |                                   |

**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: 0203 21 0018        | Lot #: 18           | Block/Square:  |
| Section: 1A                  | Phase:              | Parcel Number: |
| Liber:                       | Folio: 203          |                |
| Zoning Code: 110             | Master Plan Zoning: |                |
| Historic Designation ID:     |                     |                |
| Contract Info:               |                     |                |
| Disclosures: Prop Disclosure |                     |                |
| Documents:                   |                     |                |
| Special Permits:             |                     |                |

Broker Name: Long & Foster Real Estate, Inc.

|                        |                                 |               |
|------------------------|---------------------------------|---------------|
| List Date: 05-Oct-2014 | Orig List Price: \$2,900,000    | Off Mkt Date: |
| VRP: No                | Prior List Price:               | DOM-MLS: 10   |
| Low Price: \$2,900,000 | Status Change Date: 17-Nov-2014 | DOM-Prop: 62  |

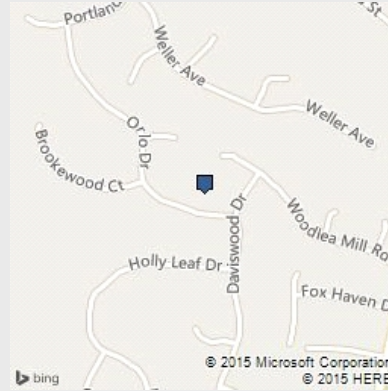
**SOLD INFORMATION**

|                              |   |
|------------------------------|---|
| Contract Date: 15-Oct-2014   | Sell/Rent Agency: Designated Representative |
| Close Date: 14-Nov-2014      | Close Price: \$2,900,000                    |
| Selling/Rental Office: LNG83 | Seller Subsidy: \$0                         |

Metropolitan Regional Information Systems, Inc.

FX8335108 - FAIRFAX  
1177 ORLO DR, MCLEAN, VA 22102

Full Listing  
Residential



Status: Sold  
Close Date: 22-Sep-2014  
Ownership: Fee Simple  
Sale or Rental: Sale  
Listing Type: Excl. Right  
  
Adv Sub: Woodlea Mill  
Legal Sub: WOODLEA MILL  
Condo/Coop Proj Name:

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

List Price: \$3,250,000  
Close Price: \$2,700,000  
Inc City/Town:  
Zip: 22102 - 1753  
Election District:  
Transaction Type: Standard  
ADC Map Coord: 0000

Tax ID: 20-3-21- -26  
HOA Fee: \$1,200.00/ Annually  
C/C Fee: /

Total Taxes: \$27,569  
Tax Year: 2013  
Lot AC/SF: .83/36,123

Area:  
  
Level Location:  
Age: 16  
Year Built: 1999

Elementary: SPRING HILL Middle: COOPER High: LANGLEY  
\*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       | 0       | 1       | 0       |
| Full Baths: | 6     | 0    | 4       | 0       | 2       | 0       |
| Half Baths: | 1     | 1    | 0       | 0       | 0       | 0       |

| Room            | Dimensions | Level   | Flooring | Fireplace |
|-----------------|------------|---------|----------|-----------|
| Kitchen         |            | Main    | Hardwood |           |
| Bedroom-Second  |            | Upper 1 | Carpet   |           |
| Family Rm       |            | Main    | Hardwood | Gas       |
| Bedroom-Master  |            | Upper 1 | Carpet   |           |
| Foyer           |            | Main    | Other    |           |
| Den/Stdy/Lib    |            | Main    | Hardwood |           |
| Bedroom-Third   |            | Upper 1 | Carpet   |           |
| Dining Room     |            | Main    | Hardwood |           |
| Garage          |            | Main    | Concrete |           |
| Bedroom-Fourth  |            | Upper 1 | Carpet   |           |
| Recreation Rm   |            | Lower 1 | Other    | Gas       |
| Laundry-Kit Lvl |            | Main    | Other    |           |
| Living Room     |            | Main    | Hardwood | Gas       |
| Bedroom-Fifth   |            | Lower 1 | Carpet   |           |

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Garage, Foyer, Den/Stdy/Lib, Laundry-Kit Lvl  
Main Entrance: Foyer, Two Story Foyer  
Interior Style: Floor Plan-Open  
Dining/Kitchen: Fam Rm Off Kit, Gourmet, Kit-Island, Kit-Table Space, Sep Dining Rm, Eat-In Kitchen, Breakfast nook, Butlers Pantry  
Appliances: Central Vacuum, Cooktop - Down Draft, Dishwasher, Disposal, Dryer, Dryer - Front Loading, Extra Refrigerator / Freezer, Microwave, Oven - Double, Oven - Wall, Refrigerator, Six Burner Stove, Washer, Washer - Front Loading  
Amenities: Attic - Access Only, Automatic Garage Door Opener, Built-in Bookcases, Crown Molding, Stair - Curved, Staircase - Double / Dual, Fireplace Gas Insert, Fireplace Mantel(s), Countertop(s) - Granite, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Closet - Master Bedroom Walk-in, Vanities - Separate, Sump Pump, Tub - Soaking, Wall to Wall Carpeting, Closet(s) - Walk-in, Washer / Dryer Hookup, Wood Floors, Wet Bar / Bar  
Security: Smoke Detector, Security System  
Windows/Doors:  
Walls/Ceilings:

Basement: Yes  
Basement Type: Fully Finished, Full, Heated, Improved  
Basement Entrance: Inside Access, Connect Stair  
Handicap: None  
Unit Description:  
R-Factor Basement:  
House Dimensions: x  
Above Grade Unfinished:  
Below Grade Finished: 2600  
Directions:  
From McLean - Old Dominion towards Great Falls, Left on Spring Hill, Right on Woodlea Mill Road, Left on Daviswood, Right on Orlo. Sign on Property

Foundation:  
  
  
R-Factor Ceilings:  
SQFT-Tot Fin: 7700  
Above Grade Finished: 5100  
Below Grade Unfinished:  
R-Factor Walls:  
  
  
Tax Living Area: 6,150

REMARKS



Internet/Public:

Stone & stucco colonial in prestigious Woodlea Mill on large lot! Finishes include a gourmet eat-in kitchen, 2-story family room w/ FP, paneled library, & living room w/ FP. Master suite w/ sitting area, luxurious Bath & walk-in closet.3 BR & BA complete 2nd level. The LL is perfect for entertaining & offers rec room w/ FP, billiard room,exercise room, full BR & 2 BA, wine room & bar. 3-Car Garage

EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: .83/36,123
Exterior:
Exterior Construction: Combination, Stone, Stucco
Lot Description:
Other Buildings: Above Grade, Below Grade
Original Builder: Associated Builders New Construction: No
Property Condition: Shows Well, Renov/Remod
Roads:
Roofing: Cedar / Shake
Soil Type:
Topography:
Transportation:
View/Exposure:
Year Converted: Year Renovated:

PARKING

Parking: Drvwy/Off Str, Garage, Paved Driveway, Faces Side, Garage Door Opener
Garage Type: Attached, Side Loading Garage # Gar/Carpt/Assgn Sp: 3//
Carport Type: Parking Space #:
Parking Incl in List Price: Yes Parking Incl in Sale Price: Yes Parking Block/Square:

UTILITIES

Heat System: Forced Air, Zoned 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: \$27,569 City/Town Tax: County Tax: \$26,518
Tax Year: 2013 Refuse Fee: Tap:
Assessments: Water/Sewer Hook-up: Front Foot Fee:
Land: \$868,000 Special Tax Assess: \$1,051 Yr Assessed: 2014
Improvements: \$1,604,550 Total Tax Assessment: \$2,472,550
Investor Ratio: Total Units:
Project Approved:
Possession: Settlement

HOA/CONDO

HOA Fee: \$1,200.00/ 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: 0203 21 0026 Lot #: 26 Block/Square:
Section: 1C Phase: Parcel Number:
Liber: Folio: 203
Zoning Code: 110 Master Plan Zoning:
Historic Designation ID:
Contract Info:
Disclosures: Prop Disclaimer
Documents:
Special Permits:

Broker Name: Washington Fine Properties, LLC

List Date: 01-May-2014 Orig List Price: \$3,450,000 Off Mkt Date:
VRP: No Prior List Price: \$3,450,000 DOM-MLS: 113
Low Price: \$3,250,000 Status Change Date: 22-Sep-2014 DOM-Prop: 113

SOLD INFORMATION

Contract Date: 25-Aug-2014 Sell/Rent Agency: Buyer Agency
Close Date: 22-Sep-2014 Close Price: \$2,700,000 Seller Subsidy: \$0
Selling/Rental Office: MAR1