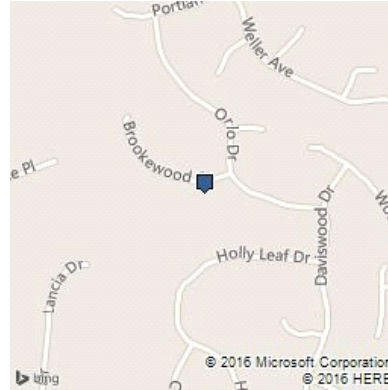


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9563316 - FAIRFAX
8403 BROOKWOOD CT, MCLEAN, VA 22102

Full Listing
Residential



Status: Cntg/No Ko
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right

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

Style: French Country
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 3
Model: Normandy

List Price: \$2,950,000
Inc City/Town:
Zip: 22102 - 1749
Election District:
Transaction Type: Standard
ADC Map Coord: 7J5

Tax ID: 20-3-21- -45
HOA Fee: \$1,500.00/ Annually
C/C Fee: /

Total Taxes: \$26,544
Tax Year: 2016
Lot AC/SF: .82/35,533

Area: 1-2

Level Location:
Age: 28
Year Built: 1989

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	3		2	
Full Baths:	6	1	3		2	
Half Baths:	1	1	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Bedroom-First		Upper 1	Carpet	
Bedroom-Master		Main	Carpet	
Bedroom-Fourth		Upper 1	Carpet	
Bedroom-Second		Upper 1	Carpet	
Bedroom-Third		Upper 1	Carpet	
Dining Room		Main	Hardwood	
Family Rm		Main	Hardwood	Gas
Foyer		Main	Hardwood	
Game/Exer Rm		Lower 1	Carpet	
Kitchen		Main	Hardwood	
Living Room		Main	Hardwood	Wood Burning
Main Lvl BR		Main	Carpet	
Other Room 1		Lower 1	Carpet	
Other Room 2		Lower 1	Carpet	
Other Room 3		Upper 1	Carpet	
Recreation Rm		Lower 1	Carpet	Wood Burning
Utility Room		Main	Hardwood	
Library		Main	Hardwood	

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Recreation Rm, Family Rm, Other Room 1, Other Room 2, Other Room 3, Library, Foyer, Bedroom-First, Game/Exer Rm, Main Lvl BR, Utility Room

Main Entrance: Foyer

Interior Style: Floor Plan-Traditional

Dining/Kitchen: Butlers Pantry, Gourmet, Kit-Breakfast Bar, Sep Dining Rm, Kit-Table Space, Eat-In Kitchen, Kit-Island

Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Extra Refrigerator / Freezer, Microwave, Oven - Self Cleaning, Oven - Wall, Oven / Range - Gas, Range Hood, Refrigerator, Water Heater, Washer

Amenities: Automatic Garage Door Opener, Bedroom - Entry Level, Chair Railing, Closet - Master Bedroom Walk-in, Crown Molding, Drapery Rods, Drapes / Curtains, Fireplace Mantel(s), Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Shades / Blinds, Stair - Curved, Vanities - Double, Wall to Wall Carpeting, Washer / Dryer Hookup, Wood Floors, Attic - Stairs Pull Down, Built-in Bookcases, Closet(s) - Walk-in

Security: Surveillance Sys

Windows/Doors:

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Fully Finished

Basement Entrance: Inside Access

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SOFT-Tot Fin: 6966

Above Grade Unfinished: 682

Above Grade Finished: 5295

Below Grade Finished: 1671

Below Grade Unfinished: 968

Tax Living Area: 5,295

Directions:

McLean: West on Old Dominion, left on Spring Hill, right Woodlea Mill,Rd, left on Daviswood, right on Orlo, left Brookewood Court

REMARKS

Internet/Public:

NEW PRICE!! Elegant, friendly beautiful home in Woodlea Mill.. Many classy updates...move-in condition. Fabulous room sizes, hardwood floors, spacious grounds with pool, Main floor Master w/new luxury bath. Wine cellar with tasting room, too many amenities to list here. Three car garage. Minutes to Dulles/Metro/DC/Tysons! Motivated Sellers, bring offers..

EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .82/35,533

Exterior: Deck, Extensive Hardscape, Fenced - Rear, Patio, Pool (In-Ground), Porch-rear, Underground Utilities, Terrace

Exterior Construction: Brick

Lot Description: Cul-de-sac, Landscaping

Other Buildings: Above Grade, Below Grade

Original Builder:

New Construction: No

Property Condition: Shows Well

Roads:

Roofing: Shingle - Architectural

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

PARKING

Parking: Garage, Faces Side, Attached, Garage Door Opener, Asphalt Driveway

Garage Type: Attached, Side Loading Garage

Carport Type:

Gar/Carpt/Assgn Sp: 3//

Parking Incl in List Price: Yes

Parking Incl in Sale Price: No

Parking Space #:

Parking Block/Square:

UTILITIES

Heat System: Central, Zoned

Heat Fuel: Natural Gas

Cool System: Central Air Conditioning, Zoned

Cool Fuel: Electric

Water: Public

Hot Water: Natural Gas

Sewer Septic: Public Sewer

TV/Cable/Comm: Udgrd Utills

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: No

FINANCIAL INFORMATION

Earnest Money:

Other Fees: /

Total Taxes: \$26,544

City/Town Tax:

County Tax: \$24,868

Tax Year: 2016

Refuse Fee:

Tap:

Assessments:

Water/Sewer Hook-up:

Front Foot Fee:

Land: \$868,000

Special Tax Assess: \$1,118

Yr Assessed: 2015

Improvements: \$1,413,470

Total Tax Assessment: \$2,281,470

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: Common Grounds, Water / Lake Private

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management: Prof-Off Site

LEGAL INFORMATION

Tax Map: 0203 21 0045

Lot #: 45

Block/Square:

Section: 2

Phase:

Parcel Number:

Liber:

Folio: 203

Zoning Code: 111

Master Plan Zoning:

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure

Documents:

Special Permits:

Broker Name: TTR Sothebys International Realty

List Date: 03-Feb-2016

Orig List Price: \$3,520,000

Off Mkt Date:

VRP: No

Prior List Price: \$3,150,000

DOM-MLS: 394

Low Price: \$2,950,000

Status Change Date: 03-Mar-2017

DOM-Prop: 394

SOLD INFORMATION

Contingency Type: Other

Last Cont Expires: 31-Mar-2017

of Hrs to KO:

Contract Date: 02-Mar-2017

Sell/Rent Agency:Buyer Agency

Close Date: 02-Mar-2017

Close Price:

Seller Subsidy: \$0