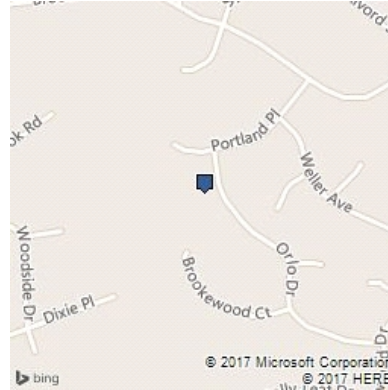


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9946697 - FAIRFAX
1156 ORLO DR, MCLEAN, VA 22102

Full Listing
Residential



Status: Active
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Right

Style: Colonial
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 3
Model: Fallswood

List Price: \$2,850,000
Inc City/Town:
Zip: 22102 - 1706
Election District:
Transaction Type: Standard
ADC Map Coord: GOOGLE

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

Tax ID: 20-3-21- -69
HOA Fee: \$1,500.00/ Annually
C/C Fee: /

Total Taxes: \$25,229
Tax Year: 2016
Lot AC/SF: .75/32,803

Area:
Level Location:
Age: 22
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:	6	0	4		2	
Full Baths:	7	1	4		2	
Half Baths:	1	1	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Foyer		Main	Marble	
Dining Room	15 x 18	Main	Hardwood	
Living Room	21 x 17	Main	Hardwood	Gas
Library	14 x 15	Main	Carpet	
Family Rm	19 x 23	Main	Hardwood	Gas
Breakfast Room	16 x 15	Main	Ceramic Tile	
Kitchen	15 x 18	Main	Ceramic Tile	
Laundry-Kit Lvl	7 x 6	Main		
Bedroom-Master	25 x 19	Upper 1	Carpet	
MBR w/Sit Rm	15 x 15	Upper 1	Carpet	
Bedroom-Second	16 x 13	Upper 1	Carpet	
Bedroom-Third	15 x 13	Upper 1	Carpet	
Bedroom-Fourth	18 x 15	Upper 1	Carpet	
Recreation Rm	22 x 18	Lower 1	Carpet	Gas
Den	22 x 16	Lower 1	Carpet	
Bedroom-Fifth	18 x 15	Lower 1	Carpet	
Game/Exer Rm	16 x 14	Lower 1	Carpet	
Other Room 1	13 x 14	Main	Carpet	
Other Room 2	8 x 10	Lower 1	Carpet	

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Den, Other Room 1, Other Room 2, Library, Foyer, Breakfast Room, Game/Exer Rm, Laundry-Kit Lvl, MBR w/Sit Rm
Main Entrance: Foyer, Two Story Foyer
Interior Style: Floor Plan-Traditional
Dining/Kitchen: Breakfast Room, Butlers Pantry, Gourmet, Kit-Island, Fam Rm Off Kit, Sep Dining Rm
Appliances: Central Vacuum, Dishwasher, Disposal, Dryer, Extra Refrigerator / Freezer, Microwave, Oven - Wall, Refrigerator, Stove, Washer, Water Heater, Dryer - Front Loading, Exhaust Fan, Icemaker, Range Hood, Washer - Front Loading
Amenities: Attic - Access Only, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Built-in Bookcases, Closet - Master Bedroom Walk-in, Countertop (s) - Granite, Crown Molding, Fireplace Gas Insert, Fireplace Glass Doors, Fireplace Mantel(s), Fireplace Screen, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Stair - Curved, Staircase - Double / Dual, Vanities - Separate, Wood Floors, Attic - Stairs Pull Down, Chair Railing, Closet(s) - Walk-in, Drapery Rods, Shades / Blinds, Sump Pump, Wall to Wall Carpeting, Wet Bar / Bar
Security:
Windows/Doors: Bay / Bow Windows, French Doors, Insulated Door(s), Insulated Window(s), Screens, Recessed Lighting, Casement
Walls/Ceilings: 9'+ Ceilings, 2 Story Ceilings, Cathedral Ceilings, Dry Wall, Tray Ceilings

Basement: Yes Foundation:
Basement Type: Fully Finished, Walkout Level, Daylight, Full, Full, Outside Entrance, Rear Entrance
Basement Entrance: Inside Access, Outside Entrance, Rear Entrance
Handicap: None
Unit Description:
R-Factor Basement: R-Factor Ceilings: R-Factor Walls:

House Dimensions: x
Above Grade Unfinished:
Below Grade Finished: 2800
Directions:

SQFT-Tot Fin: 8860
Above Grade Finished: 6060
Below Grade Unfinished: 200

Tax Living Area: 6,060

Take the Spring Hill Rd exit, EXIT 17, toward VA-684. Turn right onto Spring Hill Rd. Turn left onto Woodlea Mill Rd. Turn left onto Daviswood Dr. Turn right onto Orlo Dr. The home is 0.4 miles down on the left.

REMARKS

Internet/Public:

From the welcoming birdsong in the Charles Owen designed gardens & pool to the outstanding finishes, this customized Associated Builder home, every element has been lovingly detailed. The Fallswood offers soaring ceilings, oversized windows & a comfortable open flow to accommodate every need. Each room across the back of the house overlooks the lush landscape & private woods. Features in MLS docs

EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: .75/32,803
Exterior: Deck, Extensive Hardscape, Fenced - Fully, Flood Lights, Patio, Slate Porch, Udrgrd Lwn Sprnklr, Water Falls, Water Fountains
Exterior Construction: Brick
Lot Description: Backs to Trees, Bcks-PrklnD, Landscaping, Lot Premium, Trees/Wooded, Private, Secluded
Other Buildings: Above Grade, Below Grade
Original Builder: Associated Builders New Construction: No
Property Condition: Shows Well
Roads: City/County
Roofing: Slate
Soil Type:
Topography:
Transportation:
View/Exposure: Garden/Lawn, South, Scenic Vista, Trees
Year Converted: Year Renovated:

PARKING

Parking: Garage, Garage Door Opener, Brick Driveway, Drvwy/Off Str, Street, Attached
Garage Type: Side Loading Garage # Gar/Carpt/Assgn Sp: 3//
Carport Type: Parking Space #:
Parking Incl in List Price: Yes Parking Incl in Sale Price: No Parking Block/Square:

UTILITIES

Heat System: Forced Air, Heat Pump(s) Heat Fuel: Natural Gas, Electric
Cool System: Central Air Conditioning, Ceiling Fan(s) Cool Fuel: Electric
Water: Public Hot Water: Natural Gas
Sewer Septic: Public Sewer
TV/Cable/Comm: CATV/Dwelling, Udrgrd Utils
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: \$25,229 City/Town Tax: County Tax: \$24,609
Tax Year: 2016 Refuse Fee: Tap:
Assessments: Water/Sewer Hook-up: Front Foot Fee:
Land: \$864,000 Special Tax Assess: \$1,122 Yr Assessed: 2017
Improvements: \$1,230,180 Total Tax Assessment: \$2,094,180
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
HOA/Condo/Coop Rules:
HOA/Condo/Coop Fee Includes: CAM, Master Ins Policy, Trash Removal, Snow Removal, Reserve Funds
HOA/Condo/Coop Management:

LEGAL INFORMATION

Tax Map: 0203 21 0069 Lot #: 69 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: House Plans Available
Special Permits:

Broker Name: TTR Sothebys International Realty

List Date: 15-May-2017 Orig List Price: \$2,850,000 Off Mkt Date:
VRP: No Prior List Price: DOM-MLS: 0
Low Price: \$2,850,000 Status Change Date: 15-May-2017 DOM-Prop: 0

SOLD INFORMATION

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Accuracy of square footage, lot size, schools and other information is not guaranteed.

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