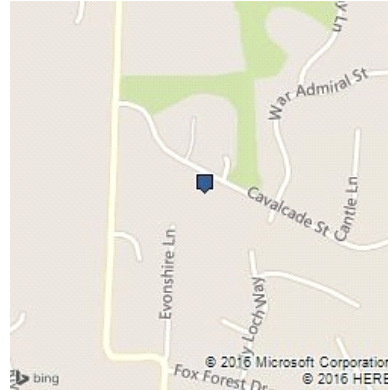


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9638685 - FAIRFAX  
10611 CAVALCADE ST, GREAT FALLS, VA 22066

Full Listing  
Residential



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

Style: Split Level  
Type: Detached  
TH Type:  
#Levels: 3  
Auction: No  
#Fireplaces: 1  
Model: Beautifully Updated!

List Price: \$599,500  
Inc City/Town:  
Zip: 22066 - 2426  
Election District:  
Transaction Type: Standard  
ADC Map Coord: 6H10

Adv Sub: Lexington Estates  
Legal Sub: LEXINGTON ESTATES  
Condo/Coop Proj Name:

Tax ID: 12-2-10- -172  
HOA Fee: \$200.00/ Annually  
C/C Fee: /

Total Taxes: \$6,706  
Tax Year: 2015  
Lot AC/SF: .59/25,583

Area:  
Level Location:  
Age: 40  
Year Built: 1976

Elementary: GREAT FALLS 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:	3	0	3		0	
Full Baths:	2	0	2		0	
Half Baths:	0	0	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Living Room		Main	Hardwood	
Kitchen		Main	Marble	
Bedroom-Master		Upper 1	Carpet	
Bedroom-Second		Upper 1	Carpet	
Bedroom-Third		Upper 1	Carpet	
Family Rm		Lower 1	Carpet	Wood Stove
Lndry-Sep Rm		Lower 1	Concrete	
Other Room 1		Lower 1	Ceramic Tile	
Dining Room		Main	Hardwood	

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Kitchen, Family Rm, Other Room 1, Lndry-Sep Rm  
Main Entrance: Living Room  
Interior Style: Floor Plan-Open  
Dining/Kitchen: Kit-Breakfast Bar, Eat-In Kitchen, Kit-Island  
Appliances: Dishwasher, Disposal, Dryer, Icemaker, Microwave, Refrigerator, Washer, Exhaust Fan, Oven / Range - Electric  
Amenities: Attached Master Bathroom, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Countertop(s) - Granite, Wall to Wall Carpeting, Wood Floors, Fireplace Mantel(s), Master Bedroom - Full Bathroom, Shades / Blinds  
Security:  
Windows/Doors: Recessed Lighting, Storm Door(s), Sliding Glass Door  
Walls/Ceilings: Dry Wall

Basement: Yes Foundation:  
Basement Type: Fully Finished, Heated, Improved, Outside Entrance, Rear Entrance, Daylight, Full, Windows, Walkout Level  
Basement Entrance: Connect Stair, Rear Entrance  
Handicap: Other  
Unit Description:

R-Factor Basement: R-Factor Ceilings: R-Factor Walls:  
House Dimensions: x SQFT-Tot Fin: 1240  
Above Grade Unfinished: 1040 Above Grade Finished: 1040  
Below Grade Finished: 200 Below Grade Unfinished: 200 Tax Living Area: 1,040

Directions:  
From Tysons: Head west on Route 7 (Leesburg Pike), Right on Springvale Rd, Right on Cavalcade St to lovely home on the right. Thanks for visiting!

REMARKS

Internet/Public:  
Here's your chance to get into Great Falls & sought after Langley Schools for under \$600k! Beautifully updated home minutes to Reston Town CTR, Tysons+Metro. Sunny open floor plan & gorgeous renovated kitchen. Family rm has a built-in theater that's great for movie nights. 1/2 acre perfect for playing & gardening. Enjoy all the wonderful amenities that Great Falls has to offer! OPEN SUN 5/1 1-4 pm

EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: .59/25,583  
Exterior: Deck  
Exterior Construction: Brick and Siding

Lot Description:  
Other Buildings: Above Grade, Below Grade  
Original Builder:  
Property Condition: Renov/Remod, Shows Well  
Roads:  
Roofing:  
Soil Type:  
Topography: Level  
Transportation: Airport - 5-10 Miles  
View/Exposure:  
Year Converted:

New Construction: No

Year Renovated:

**PARKING**

Parking: Garage, Drvwy/Off Str  
Garage Type: Attached  
Carport Type:  
Parking Incl in List Price: Yes

Parking Incl in Sale Price: No

# Gar/Carpt/Assgn Sp: 1//  
Parking Space #:  
Parking Block/Square:

**UTILITIES**

Heat System: Forced Air  
Cool System: Central Air Conditioning  
Water: Public  
Sewer Septic: Sept=# of BR  
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: Electric  
Cool Fuel: Electric  
Hot Water: Electric

**FINANCIAL INFORMATION**

Earnest Money:  
Total Taxes: \$6,706  
Tax Year: 2015

Other Fees: /  
City/Town Tax:  
Refuse Fee:  
Water/Sewer Hook-up:  
Special Tax Assess: \$156  
Improvements: \$191,740  
Investor Ratio:

County Tax: \$6,549  
Tap:  
Front Foot Fee:  
Yr Assessed: 2016  
Total Tax Assessment: \$599,740  
Total Units:

Assessments:  
Land: \$408,000

Project Approved:  
Possession: Settlement

**HOA/CONDO**

HOA Fee: \$200.00/ 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: 0122 10 0172  
Section: 2  
Liber:  
Zoning Code: 111  
Historic Designation ID:  
Contract Info: Call LA-cont info  
Disclosures: Prop Disclosure, Subj to VA POA  
Documents:  
Special Permits:

Lot #: 172  
Phase:  
Folio: 122

Block/Square:  
Parcel Number:

Master Plan Zoning:

Broker Name: Westgate Realty Group, Inc.

List Date: 26-Apr-2016  
VRP: No  
Low Price: \$599,500

Orig List Price: \$599,500  
Prior List Price:  
Status Change Date: 26-Apr-2016

Off Mkt Date:  
DOM-MLS: 7  
DOM-Prop: 7

**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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