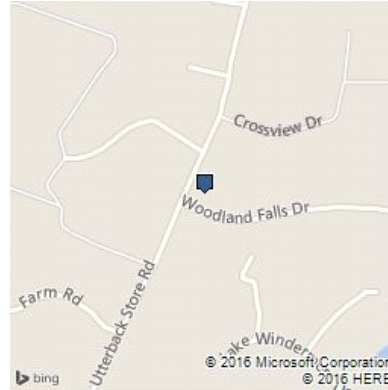


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX9639548 - FAIRFAX  
10986 WOODLAND FALLS DR, GREAT FALLS, VA 22066

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: 4  
Model:

List Price: \$1,375,000  
Inc City/Town:  
Zip: 22066 - 1536  
Election District:  
Transaction Type: Standard  
ADC Map Coord: 2F7

Adv Sub: Woodland Falls  
Legal Sub: WOODLAND FALLS  
Condo/Coop Proj Name:

Area:

Tax ID: 7-3-10- -1  
HOA Fee: /  
C/C Fee: /

Total Taxes: \$13,055  
Tax Year: 2015  
Lot AC/SF: 1.72/75,041

Level Location:  
Age: 27  
Year Built: 1989

Elementary: FORESTVILLE

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:	4	0	4		0	
Full Baths:	4	0	3		1	
Half Baths:	1	1	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Bedroom-Fourth	10 x 10	Upper 1	Hardwood	
Bedroom-Master	22 x 13	Upper 1	Hardwood	
Bedroom-Second	17 x 12	Upper 1	Hardwood	
Bedroom-Third	15 x 11	Upper 1	Hardwood	
Dining Room	18 x 13	Main	Hardwood	
Family Rm	19 x 18	Main	Hardwood	
Foyer	18 x 13	Main	Hardwood	
Game/Exer Rm	19 x 18	Lower 1	Carpet	
Kitchen	18 x 16	Main	Hardwood	
Library	17 x 13	Main	Hardwood	
Living Room	17 x 16	Main	Hardwood	
MBR w/Sit Rm	15 x 13	Upper 1	Hardwood	
Other Room 1	13 x 10	Lower 1	Carpet	
Other Room 2	15 x 15	Lower 1	Carpet	
Recreation Rm	32 x 17	Lower 1	Carpet	
Storage Room	18 x 6	Lower 1		

### 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, Library, Foyer, Game/Exer Rm, MBR w/Sit Rm, Storage Room

Main Entrance: Two Story Foyer

Interior Style: Floor Plan-Traditional

Dining/Kitchen: Gourmet, Breakfast Room, Fam Rm Off Kit, Kit-Breakfast Bar, Kit-Island, Kit-Table Space, Sep Dining Rm

Appliances: Dishwasher, Disposal, Dryer, Microwave, Oven / Range - Gas, Range Hood, Refrigerator, Washer, Water Conditioner

Amenities: Attached Master Bathroom, Automatic Garage Door Opener, Built-in Bookcases, Chair Railing, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Countertop(s) - Granite, Crown Molding, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Sauna, Stair - Curved, Sump Pump, Tub - Soaking, Vanities - Double, Vanities - Separate, Wall to Wall Carpeting, Water Closet(s), Wet Bar / Bar, Wood Floors

Security: Security System

Windows/Doors: Bay / Bow Windows, French Doors, Palladian Windows, Recessed Lighting

Walls/Ceilings: 2 Story Ceilings, 9'+ Ceilings

Basement: Yes

Foundation:

Basement Type: Fully Finished, Walkout Level, Windows, Sump Pump

Basement Entrance: Connect Stair, Outside Entrance

Handicap: Grab Bars Modify, Other Bath Mod

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SQFT-Tot Fin: 5267

Above Grade Unfinished:

Above Grade Finished: 3917

Below Grade Finished: 1350

Below Grade Unfinished:

Tax Living Area: 3,917

Directions:

From Great Falls Center: West on Georgetown Pike, Right on Utterback Store Road, Right on Woodland Falls Drive. Home is first on the left.

REMARKS

Internet/Public:

Serene 1.76 acres w/new roof, manicured gardens & tiered decks. Interior updated w/fresh paint, remodeled spa-like MBATH, all other baths updated, new HW floors on UL and new carpet on LL. Gourmet kitchen w/huge granite island, bright breakfast room & FR w/stone FP. 4 FP-s total. Walnut library. Spacious formal RM-s. 4 BR-s UP. W/out LL w/rec rm, casual rm, 2 flex rm-s, full bath. 3-car garage.

EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: 1.72/75,041

Exterior: Deck, Deck - Tiered, Patio, Porch-front

Exterior Construction: Brick and Siding

Lot Description: Landscaping, Trees/Wooded

Other Buildings: Above Grade, Below Grade

Original Builder:

New Construction: No

Property Condition: Shows Well

Roads:

Roofing:

Soil Type:

Topography: Level

Transportation:

View/Exposure: Garden/Lawn, Southwest

Year Converted:

Year Renovated:

PARKING

Parking: Garage

Garage Type: Side Loading Garage

Carport Type:

Parking Incl in List Price: No

Parking Incl in Sale Price: No

# Gar/Carpt/Assgn Sp: 3//

Parking Space #:

Parking Block/Square:

UTILITIES

Heat System: Forced Air, Heat Pump(s), Zoned

Cool System: Ceiling Fan(s), Central Air Conditioning, Zoned

Water: Well

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:

Heat Fuel: Natural Gas

Cool Fuel: Electric

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: \$13,055

Tax Year: 2015

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$304

Improvements: \$649,350

Investor Ratio:

County Tax: \$12,751

Tap:

Front Foot Fee:

Yr Assessed: 2016

Total Tax Assessment: \$1,159,350

Total Units:

Project Approved:

Possession: Settlement

HOA/CONDO

HOA Fee: /

Condo/Coop Fee: /

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

HOA: No

LEGAL INFORMATION

Tax Map: 0073 10 0001

Section:

Liber:

Zoning Code: 100

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure

Documents:

Special Permits:

Lot #: 1

Phase:

Folio: 73

Master Plan Zoning:

Block/Square:

Parcel Number:

Broker Name: Long & Foster Real Estate, Inc.

List Date: 27-Apr-2016

VRP: No

Low Price: \$1,375,000

Orig List Price: \$1,375,000

Prior List Price:

Status Change Date: 27-Apr-2016

Off Mkt Date:

DOM-MLS: 6

DOM-Prop: 6

SOLD INFORMATION

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