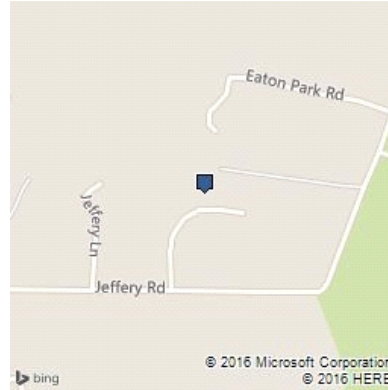


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX9644114 - FAIRFAX  
260 GOLDEN WOODS CT, 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: 3  
Model:

List Price: \$1,299,000  
Inc City/Town:  
Zip: 22066 - 4100  
Election District:  
Transaction Type: Standard  
ADC Map Coord: GOOGLE

Adv Sub: Golden Woods  
Legal Sub: GOLDEN WOODS  
Condo/Coop Proj Name:

Area:

Tax ID: 8-2-12- -5  
HOA Fee: /  
C/C Fee: /

Total Taxes: \$16,702  
Tax Year: 2015  
Lot AC/SF: 1.74/75,908

Level Location:  
Age: 28  
Year Built: 1988

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:   | 5     | 0    | 4       |         | 1       |         |
| Full Baths: | 4     | 0    | 3       |         | 1       |         |
| Half Baths: | 2     | 2    | 0       |         | 0       |         |

| Room           | Dimensions | Level   | Flooring | Fireplace    |
|----------------|------------|---------|----------|--------------|
| Living Room    | 22 x 15    | Main    | Hardwood | Wood Burning |
| Dining Room    | 18 x 16    | Main    | Hardwood |              |
| Kitchen        | 19 x 14    | Main    | Hardwood |              |
| Breakfast Room | 14 x 13    | Main    | Hardwood |              |
| Great Room     | 25 x 18    | Main    | Hardwood | Wood Burning |
| Library        | 16 x 12    | Main    | Hardwood |              |
| Bedroom-Master | 38 x 16    | Upper 1 | Carpet   |              |
| Bedroom-Second | 14 x 12    | Upper 1 | Carpet   |              |
| Bedroom-Third  | 15 x 12    | Upper 1 | Hardwood |              |
| Bedroom-Fourth | 16 x 14    | Upper 1 | Hardwood |              |
| Recreation Rm  | 37 x 15    | Lower 1 | Carpet   | Gas          |
| Bedroom-Fifth  | 18 x 12    | Lower 1 | Carpet   |              |
| Storage Room   | 14 x 13    | Lower 1 |          |              |
| Utility Room   | 24 x 16    | Lower 1 |          |              |

### FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Library, Breakfast Room, Great Room, Storage Room, Utility Room

Main Entrance: Two Story Foyer

Interior Style:

Dining/Kitchen: Kit-Family Combo, Breakfast Room

Appliances: Oven - Wall, Dishwasher, Disposal, Humidifier, Microwave, Refrigerator, Cooktop, Central Vacuum, Washer, Dryer, Trash Compactor

Amenities: Built-in Bookcases, Countertop(s) - Granite, Crown Molding, Closet - Master Bedroom Walk-in, Vanities - Separate, Steam Shower, Wainscoting, Wood Floors, Wall to Wall Carpeting, Closet(s) - Cedar, Fireplace Gas Insert, Fireplace Screen

Security:

Windows/Doors:

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Daylight, Full

Basement Entrance: Inside Access, Side Entrance

Handicap: None, Other

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SQFT-Tot Fin: 4803

Above Grade Unfinished:

Above Grade Finished: 4803

Below Grade Finished:

Below Grade Unfinished:

Tax Living Area: 4,803

Directions:

From 495: W on Georgetown Pike, R on Riverbend Rd, R on Jeffrey, L on Golden Woods Ct to home on Left.

### REMARKS

Internet/Public:

Tremendous Value! Beautiful 5 BR custom colonial w/ circle drive on nearly 2 acres. Many updates, 3 finished levels, lower level walkout, high ceilings, library,

wine bar, gourmet kitchen, luxury MBR & BA, & magnificent screened porch addition, Minutes to Tysons & new Silver Line Metro. Walk to Riverbend & Great Falls Parks, Potomac River & Potomac Heritage Trail. Langley HS.

#### EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: 1.74/75,908  
Exterior:  
Exterior Construction: Brick  
Lot Description:  
Other Buildings: Above Grade  
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 Type: Side Loading Garage # Gar/Carpt/Assgn Sp: 3//  
Carport Type: Parking Space #:  
Parking Incl in List Price: No Parking Incl in Sale Price: No Parking Block/Square:

#### UTILITIES

Heat System: Heat Pump(s) Heat Fuel: Electric  
Cool System: Central Air Conditioning Cool Fuel: Electric  
Water: Well Hot Water: Electric  
Sewer Septic: Septic  
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: \$16,702 City/Town Tax: County Tax: \$16,312  
Tax Year: 2015 Refuse Fee: Tap:  
Assessments: Water/Sewer Hook-up: Front Foot Fee:  
Land: \$646,000 Special Tax Assess: \$389 Yr Assessed: 2016  
Improvements: \$875,370 Total Tax Assessment: \$1,521,370  
Investor Ratio: Total Units:  
Project Approved:  
Possession: Settlement, Negotiable

#### HOA/CONDO

HOA Fee: / HOA: No  
Condo/Coop Fee: /  
HOA/Condo/Coop Amenities:  
HOA/Condo/Coop Rules:  
HOA/Condo/Coop Fee Includes:  
HOA/Condo/Coop Management:

#### LEGAL INFORMATION

Tax Map: 0082 12 0005 Lot #: 5 Block/Square:  
Section: Phase: Parcel Number:  
Liber: 10222 Folio: 515  
Zoning Code: 100  
Historic Designation ID: Master Plan Zoning:  
Contract Info:  
Disclosures: Prop Disclosure  
Documents:  
Special Permits:

Broker Name: Long & Foster Real Estate, Inc.

List Date: 01-May-2016 Orig List Price: \$1,299,000 Off Mkt Date:  
VRP: No Prior List Price: DOM-MLS: 4  
Low Price: \$1,299,000 Status Change Date: 01-May-2016 DOM-Prop: 4

#### 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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