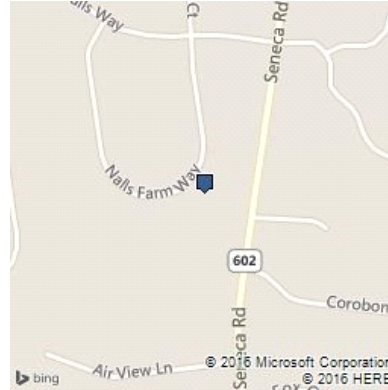


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9644324 - FAIRFAX
646 NALLS FARM WAY, GREAT FALLS, VA 22066

Full Listing
Residential



Status: Active
Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Agency
Adv Sub: Ridings Of Great Falls
Legal Sub: GREAT FALLS WEST
Condo/Coop Proj Name: THE RIDINGS OF GREAT FALLS

Style: Colonial
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 2
Model: Renior III

List Price: \$1,399,000
Inc City/Town:
Zip: 22066 - 1146
Election District:
Transaction Type: Standard
ADC Map Coord: ?

Tax ID: 6-2-14- -49
HOA Fee: \$240.00/ Quarterly
C/C Fee: /

Total Taxes:
Tax Year:
Lot AC/SF: 1.72/75,004

Area:
Level Location:
Age: 20
Year Built: 1996

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

Room	Dimensions	Level	Flooring	Fireplace
Attic-Unfinished				
Den/Stdy/Lib				
Game/Exer Rm				
Great Room				
In-Law/auPair/Ste				
Laundry-Kit Lvl				
MBR w/Sit Rm				
Storage Room				
Utility Room				

FEATURES

Rooms: Attic-Unfinished, Den/Stdy/Lib, Game/Exer Rm, Great Room, In-Law/auPair/Ste, Laundry-Kit Lvl, MBR w/Sit Rm, Storage Room, Utility Room

Main Entrance:

Interior Style:

Dining/Kitchen: Butlers Pantry, Dining "L", Gourmet, Kit-Breakfast Bar

Appliances: Dishwasher, Disposal, Dryer, Dryer - Front Loading, Exhaust Fan, Freezer, Humidifier, Icemaker, Oven / Range - Electric, Oven / Range - Gas, Oven - Double, Oven - Wall, Refrigerator, Six Burner Stove, Washer

Amenities: Attic - Stairs Pull Down, Automatic Garage Door Opener, Built-in Bookcases, Countertop(s) - Ceramic, Chair Railing, Countertop(s) - Corian, Crown Molding, Staircase - Double / Dual, Countertop(s) - Granite, Closet - Master Bedroom Walk-in, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Sauna, Shades / Blinds, Steam Shower, Sump Pump, Tub - Soaking, Wall to Wall Carpeting, Closet(s) - Walk-in, Washer / Dryer Hookup, Wet Bar / Bar, Wood Floors

Security:

Windows/Doors: French Doors, Insulated Door(s), Screens, Six Panel Doors, Sliding Glass Door, Wood Frame

Walls/Ceilings: 2 Story Ceilings, 9'+ Ceilings, Brick, Dry Wall, Tray Ceilings

Basement: Yes

Foundation:

Basement Type: Daylight, Partial, Front Entrance, None, Other, Walkout Stairs

Basement Entrance: None

Handicap: >84" Garage Door

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SQFT-Tot Fin: 6200

Above Grade Unfinished: 2000

Above Grade Finished: 4200

Below Grade Finished: 2000

Below Grade Unfinished: 100

Tax Living Area: 4,696

Directions:

Take Seneca Road for 2 miles towards Potomac... take left onto Great Falls Way First Left onto Nalls Farm Way...Home located on left

REMARKS

Internet/Public:

SELLER FINANCING 8% Down/ Competitive Rate/ RIDINGS OF GREAT FALLS/ 5 BR,4.5 BA. New HWF KIT, LR and DR. Winding staircase designed for privacy W/O sacrificing elegance.Sunny kitchen Santa Cecilia granite counter tops, island cook top.Columns/FR w/ceiling to floor gas laid stone FP. DR w/chair rail. MBR w/WIC/shower/soaking tub. LL Brand new w/w carpet/ Nanny Suite/gas fireplace/ bath/steam Spa.

EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: 1.72/75,004
Exterior: Decks - Multiple
Exterior Construction: Brick, Brick and Siding, Brick Front, Concrete / Block, Shingle
Lot Description:
Other Buildings: Above Grade, Below Grade, Gazebo
Original Builder: New Construction: No
Property Condition:
Roads:
Roofing:
Soil Type:
Topography:
Transportation:
View/Exposure: Trees
Year Converted: Year Renovated: 2010

PARKING

Parking: Garage
Garage Type: Attached # Gar/Carpt/Assgn Sp: 2//
Carport Type: Parking Space #: 2
Parking Incl in List Price: No Parking Incl in Sale Price: No Parking Block/Square:

UTILITIES

Heat System: Forced Air Heat Fuel: Natural Gas
Cool System: Central Air Conditioning Cool Fuel: Electric
Water: Public Hot Water: 60 or More Gallon Tank
Sewer Septic: Public Sewer
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: City/Town Tax:
Tax Year: Refuse Fee: County Tax:
Assessments: Water/Sewer Hook-up: Tap:
Land: Special Tax Assess: Front Foot Fee:
Project Approved: Improvements: Yr Assessed:
Possession: 0-30 Days CD Investor Ratio: Total Tax Assessment: \$
Total Units:

HOA/CONDO

HOA Fee: \$240.00/ Quarterly HOA: No
Condo/Coop Fee: /
HOA/Condo/Coop Amenities:
HOA/Condo/Coop Rules:
HOA/Condo/Coop Fee Includes: Other
HOA/Condo/Coop Management:

LEGAL INFORMATION

Tax Map: 0062 14 0049 Lot #: 49 Block/Square:
Section: Phase: Parcel Number:
Liber: Folio: 62
Zoning Code: 100 Master Plan Zoning:
Historic Designation ID:
Contract Info: Bld-Write Contract
Disclosures: Expt-disclos/disclaim
Documents:
Special Permits:

Broker Name: XRealty.NET LLC

List Date: 01-May-2016 Orig List Price: \$1,399,000 Off Mkt Date:
VRP: No Prior List Price: DOM-MLS: 4
Low Price: \$1,399,000 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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