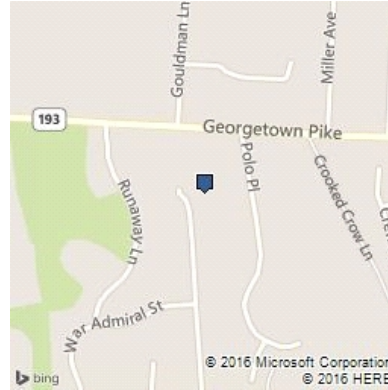


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9637400 - FAIRFAX
855 FORESTVILLE MEADOWS 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: 3
Model:

List Price: \$1,249,500
Inc City/Town:
Zip: 22066 - 2436
Election District:
Transaction Type: Standard
ADC Map Coord: 2J10

Adv Sub: Forestville Meadows
Legal Sub: FORESTVILLE MEADOWS
Condo/Coop Proj Name:

Area: 1-2

Tax ID: 12-2-17- -23
HOA Fee: /
C/C Fee: /

Total Taxes: \$12,262
Tax Year: 2015
Lot AC/SF: .86/37,515

Level Location:
Age: 20
Year Built: 1996

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

Room	Dimensions	Level	Flooring	Fireplace
Living Room	15 x 14	Main	Hardwood	Wood Burning
Dining Room	15 x 14	Main	Hardwood	
Family Rm	20 x 15	Main	Hardwood	Wood Burning
Kitchen	18 x 12	Main	Hardwood	
Breakfast Room	14 x 11	Main	Hardwood	
Foyer	11 x 11	Main	Hardwood	
Laundry-Kit Lvl		Main	Hardwood	
Mud Room		Main	Hardwood	
Bedroom-Master	20 x 18	Upper 1	Carpet	Wood Burning
Bedroom-Third	14 x 10	Upper 1	Carpet	
Bedroom-Second	15 x 12	Upper 1	Carpet	
Bedroom-Fourth	11 x 11	Upper 1	Carpet	
Den	13 x 7	Upper 1	Carpet	
Recreation Rm	18 x 16	Lower 1	Carpet	
Storage Room	15 x 13	Lower 1		
Other Room 1	19 x 17	Lower 1	Carpet	
Other Room 2	14 x 12	Lower 1		

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Recreation Rm, Family Rm, Den, Other Room 1, Other Room 2, Foyer, Breakfast Room, Laundry-Kit Lvl, Mud Room, Storage Room

Main Entrance: Foyer

Interior Style: Floor Plan-Open

Dining/Kitchen: Fam Rm Off Kit, Kit-Breakfast Bar, Kit-Island, Kit-Table Space, Sep Dining Rm, Breakfast nook, Eat-In Kitchen

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Humidifier, Icemaker, Microwave, Oven - Wall, Refrigerator, Washer, Water Heater

Amenities: Attached Master Bathroom, Attic - Access Only, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Closet - Master Bedroom Walk-in, Countertop(s) - Granite, Crown Molding, Fireplace Mantel(s), Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Shades / Blinds, Wall to Wall Carpeting, Wood Floors, Sump Pump

Security:

Windows/Doors: French Doors, Recessed Lighting, Screens, Six Panel Doors

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

Basement: Yes

Foundation:

Basement Type: Heated, Outside Entrance, Rear Entrance, Walkout Level, Fully Finished, Full

Basement Entrance: Rear Entrance

Handicap: None

Unit Description:

R-Factor Basement:

House Dimensions: x

Above Grade Unfinished:

Below Grade Finished:

Directions:

R-Factor Ceilings:

SQFT-Tot Fin: 3191

Above Grade Finished: 3191

Below Grade Unfinished:

R-Factor Walls:

Tax Living Area: 3,191

From 495: West on 193 - right on Runaway Lane - Left on War Admiral - Left on Forestville Meadows Drive. From Tysons: West on route 7 - right on Springvale Road - right on Cavalcade - left on Forestville Meadows Drive

REMARKS

Internet/Public:

JUST LISTED!!! Charming colonial home beautifully sited atop gentle knoll on cul-de-sac. Open floor plan with beautiful views of pool and private back yard. Large, bright rooms. Hardwood throughout main level. Updated gourmet kitchen opens to family room. French doors open to deck and sparkling pool. Great location. Minutes from Great Falls Village Center and major roadways.

EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: .86/37,515
Exterior: Balcony, Deck, Fenced - Invisible, Pool (In-Ground)
Exterior Construction: Brick and Siding
Lot Description: Cul-de-sac
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: Attached # Gar/Carpt/Assgn Sp: 2//
Carport Type: Parking Space #:
Parking Incl in List Price: Yes Parking Incl in Sale Price: No Parking Block/Square:

UTILITIES

Heat System: Forced Air, Zoned Heat Fuel: Natural Gas
Cool System: Central Air Conditioning, Zoned Cool Fuel: Electric
Water: Public Hot Water: Natural Gas
Sewer Septic: Septic, Sept=# of BR
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: \$12,262 City/Town Tax: County Tax: \$11,976
Tax Year: 2015 Refuse Fee: Tap:
Assessments: Water/Sewer Hook-up: Front Foot Fee:
Land: \$447,000 Special Tax Assess: \$286 Yr Assessed: 2016
Improvements: \$662,300 Total Tax Assessment: \$1,109,300
Investor Ratio: Total Units:
Project Approved:
Possession: Settlement

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: 0122 17 0023 Lot #: 23 Block/Square:
Section: Phase: Parcel Number:
Liber: Folio: 122
Zoning Code: 110 Master Plan Zoning:
Historic Designation ID:
Contract Info:
Disclosures: Prop Disclosure, Owner RE Licensee
Documents:
Special Permits:

Broker Name: Long & Foster Real Estate, Inc.

List Date: 02-May-2016 Orig List Price: \$1,249,500 Off Mkt Date:
VRP: No Prior List Price: DOM-MLS: 3
Low Price: \$1,249,500 Status Change Date: 02-May-2016 DOM-Prop: 3

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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