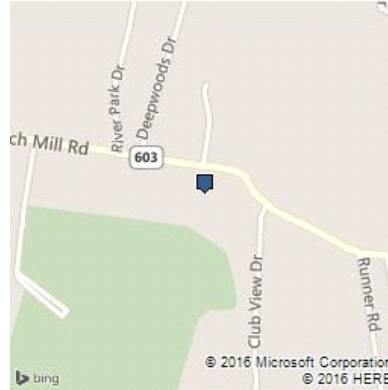


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX9658950 - FAIRFAX
9719 BEACH MILL RD, GREAT FALLS, VA 22066

Full Listing
Residential



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

Style: Manor
Type: Detached
TH Type:
#Levels: 3
Auction: No
#Fireplaces: 2
Model: Frazier

List Price: \$2,286,795
Inc City/Town:
Zip: 22066 - 3710
Election District:
Transaction Type: Standard
ADC Map Coord: GOOGLE MAP

Adv Sub: Club View Ridge
Legal Sub: CLUB VIEW RIDGE
Condo/Coop Proj Name:

Area:

Tax ID: 8-1-2- -2
HOA Fee: /
C/C Fee: /

Total Taxes: \$8,493
Tax Year: 2015
Lot AC/SF: 1.88/82,052

Level Location:
Age: 0
Year Built: 2016

Elementary: GREAT FALLS

Middle:

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:	5	0	4		1	
Half Baths:	1	1	0		0	

Room	Dimensions	Level	Flooring	Fireplace
Dining Room		Main	Hardwood	
Den/Stdy/Lib		Main	Hardwood	
Family Rm		Main	Hardwood	Gas
Foyer		Main	Hardwood	
Kitchen		Main	Hardwood	
Living Room		Main	Hardwood	
Laundry-Kit Lvl		Main	Hardwood	
Lndry-Sep Rm		Main		
Mud Room		Main	Hardwood	
Recreation Rm		Lower 1	Carpet	Gas
Sitting Room		Lower 1	Carpet	

FEATURES

Rooms: Living Room, Dining Room, Sitting Room, Kitchen, Recreation Rm, Family Rm, Foyer, Den/Stdy/Lib, Laundry-Kit Lvl, Lndry-Sep Rm, Mud Room

Main Entrance: Two Story Foyer

Interior Style:

Dining/Kitchen: Gourmet, Fam Rm Off Kit, Sep Dining Rm, Breakfast nook

Apliances: Oven - Double, ENERGY STAR Dishwasher, ENERGY STAR Refrigerator, Disposal, Icemaker, Microwave, Refrigerator, Water Heater

Amenities: Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Chair Railing, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Countertop(s) -

Granite, Crown Molding, Fireplace Glass Doors, Home Warranty, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Stair - Curved,

Staircase - Double / Dual, Sump Pump, Vanities - Double, Washer / Dryer Hookup, Wood Floors

Security: Fire Detect Sys, Security System

Windows/Doors: ENERGY STAR Qualified Doors, ENERGY STAR Qualified Windows, French Doors, Screens

Walls/Ceilings: 9'+ Ceilings, High

Basement: Yes

Foundation:

Basement Type: Daylight, Partial, Fully Finished, Walkout Stairs, Sump Pump

Basement Entrance: Outside Entrance

Handicap: Other

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SQFT-Tot Fin: 8100

Above Grade Unfinished:

Above Grade Finished: 6100

Below Grade Finished: 2000

Below Grade Unfinished:

Tax Living Area: 2,926

Directions:

Georgetown Pike to Walker Rd and go north. Turn right at Beach Mill Rd. and look for signs on right side for Keswick Model and nearby River Bend Golf Country Club lot.

REMARKS

Internet/Public:

Stunning Keswick Custom home with 5 bedrooms, 4.5 baths. 8100 sq. ft of absolute luxury. Wolf/SubZero kitchen appliance package, solid wood interior doors, 3 sides brick exterior, 9' and 10' ceiling heights, 2 fireplaces, and all of the finest plumbing and electrical finishes that you expect from the area's top luxury home builder. Grab this now while a rare full golf course lot is still avail!

EXTERIOR

Building Sites/Lots:
Exterior:
Exterior Construction: Combination, Brick
Lot Description:
Other Buildings: Above Grade, Below Grade
Original Builder: Keswick Homes
Property Condition: To Be Built
Roads:
Roofing: Shingle - Architectural
Soil Type:
Topography:
Transportation:
View/Exposure:
Year Converted:

Lot Dimension: x x
Year Renovated:

Lot Acres/Sqft: 1.88/82,052
New Construction: Yes

PARKING

Parking: Garage
Garage Type: Attached
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: Programmable Thermostat, Zoned
Cool System: Zoned, Whole House Supply Ventilation
Water: Well
Sewer Septic: Gravity Sept Fld
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: Ventilation
Sustainability:

Heat Fuel: Bottled Gas / Propane
Cool Fuel: Electric
Hot Water: Bottled Gas

FINANCIAL INFORMATION

Earnest Money:
Total Taxes: \$8,493
Tax Year: 2015

Other Fees: /
City/Town Tax:
Refuse Fee:
Water/Sewer Hook-up:
Special Tax Assess: \$198
Improvements: \$154,960
Investor Ratio:

County Tax: \$8,295
Tap:
Front Foot Fee:
Yr Assessed: 2016
Total Tax Assessment: \$774,960
Total Units:

Assessments:
Land: \$620,000

Project Approved:
Possession: Other

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: 0081 02 0002
Section:
Liber:
Zoning Code: 100
Historic Designation ID:
Contract Info: Compensation on Net Sales Price
Disclosures: Build to Suit
Documents:
Special Permits:

Lot #: 2
Phase:
Folio: 81
Master Plan Zoning:

Block/Square:
Parcel Number:

Broker Name: United Real Estate Great Falls

List Date: 16-May-2016
VRP: No
Low Price: \$2,286,795

Orig List Price: \$2,286,795
Prior List Price:
Status Change Date: 16-May-2016

Off Mkt Date:
DOM-MLS: 1
DOM-Prop: 76

SOLD INFORMATION