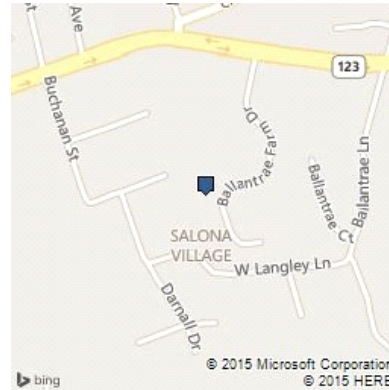


Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX8673434 - FAIRFAX
1312 BALLANTRAE FARM DR, MCLEAN, VA 22101

Full Listing
Residential



Status: Active
Ownership: Fee Simple
Sale or Rental: Rental
Listing Type: Excl. Right
Adv Sub: Ballantrae Farms
Legal Sub: BALLANTRAE FARMS
Condo/Coop Proj Name:

Style: Traditional
Type: Detached
TH Type:
#Levels: 4
#Fireplaces: 5
Model:

List Price: \$15,500
Inc City/Town:
Zip: 22101 - 3028
Election District:
ADC Map Coord: 311

Tax ID: 31-1-20- -21
HOA Fee: \$1,500.00/ Annually
C/C Fee: /

Total Taxes:
Tax Year:
Lot AC/SF: .59/25,672

Area:
Level Location:
Age: 30
Year Built: 1986

Elementary: SHERMAN

Middle:

High: MCLEAN

*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:	7	0	4	2	1	
Full Baths:	6	0	3	2	1	
Half Baths:	2	2	0	0	0	

Room	Dimensions	Level	Flooring	Fireplace
Family Room				
Breakfast Room				
Dining Room				
Den/Stdy/Lib				
Foyer				
Florida/Sun Rm				
Great Room				
Living Room				
MBR w/Sit Rm				
Other Room 1				
Other Room 2				
Recreation Rm				
Utility Room				
Storage Room				

FEATURES

Rooms: Living Room, Dining Room, Recreation Rm, Other Room 1, Other Room 2, Foyer, Breakfast Room, Den/Stdy/Lib, Family Room, Florida/Sun Rm, Great Room, MBR w/Sit Rm, Storage Room, Utility Room

Main Entrance:

Interior Style:

Dining/Kitchen: Kit-Table Space

Appliances: Central Vacuum, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Extra Refrigerator / Freezer, Intercom, Microwave, Oven - Double,

Refrigerator, Range Hood, Washer

Amenities: Attached Master Bathroom, Automatic Garage Door Opener, Built-in Bookcases, Closet(s) - Cedar, Chair Railing, Countertop(s) - Corian, Crown

Molding, Vanities - Double, Staircase - Double / Dual, Bathroom(s) - Dual Entry, Fireplace Mantel(s), Countertop(s) - Granite, Master Bathroom - Separate Tub, Master Bathroom - Separate Shower, Closet - Master Bedroom Walk-in, Bidet, Fireplace Equipment, Master Bedroom - Full Bathroom, Steam Shower, Closet(s) - Walk-in, Wet Bar / Bar, Wood Floors, Whirlpool Jets

Security:

Windows/Doors:

Walls/Ceilings:

Basement: Yes

Foundation:

Basement Type: Fully Finished

Basement Entrance: Connect Stair, Inside Access, Outside Entrance, Side Entrance

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SQFT-Tot Fin: 0

Above Grade Unfinished:

Above Grade Finished:

Below Grade Finished:

Below Grade Unfinished:

Tax Living Area: 8,099

Directions:

From Tysons: Dolley Madison (123) toward Washington DC, Right turn in Ballantrae Farm Drive, House on your Right

REMARKS

Internet/Public:

One of the most spectacular homes in Mclean. This stately stone & brick colonial located in prestigious Ballantrae Farm Drive. 4 finished levels with 6 fireplaces, 2 kitchen 1 kitchenette, Circular driveway, patio with fountain, Grand 2 story foyer, Banquet size rooms, Walkout basement with Au Pair Suite, three car garage, total renovation no expense spared. Appraised for \$4million.

EXTERIOR

Building Sites/Lots:	Lot Dimension: x x	Lot Acres/Sqft: .59/25,672
Exterior:		
Exterior Construction: Brick		
Lot Description:		
Other Buildings:		
Original Builder:		New Construction: No
Property Condition:		
Roads:		
Roofing:		
Soil Type:		
Topography:		
Transportation:		
View/Exposure:		
Year Converted:	Year Renovated:	

PARKING

Parking: Garage	
Garage Type: Attached, Side Loading Garage	# Gar/Carpt/Assgn Sp: 3//
Carport Type:	Parking Space #:

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, 60 or More Gallon Tank, Multi-
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:	

RENTAL

Date Avail: 06-30-2015	Min Lease: 12 Max Lease: 48
Pets Allowed: Yes	Pet Restrictions: Allowed on a Case by Case Basis
Smoking Allowed: No	Tenant Rights:
Tenant Responsible: Insurance, Lawn / Tree / Shrub Care,	Light Bulbs / Filters / Fuses / Alarm Care, Utilities - All, Trash Removal Charge
Rent Includes: None	
Lease Clauses: None	
Rental Special: None	

FINANCIAL INFORMATION

App Accept Date:	Security Deposit: \$17,500	Processing Fee: \$75
Move in Fee: \$	Elevator Use Fee: \$	Repair Deductible: \$500
Pet Deposit:	Pet Fee:	Monthly Pet Rent:
Earnest Money:	Other Fees: /	
Total Taxes:	City/Town Tax:	County Tax:
Tax Year:	Refuse Fee:	Tap:
	Water/Sewer Hook-up:	Front Foot Fee:
Assessments:	Special Tax Assess:	Yr Assessed:
Land:	Improvements:	Total Tax Assessment:
	Investor Ratio:	Total Units:
Project Approved:		
Possession:		

HOA/CONDO

HOA Fee: \$1,500.00/ Annually	HOA: Yes
Condo/Coop Fee: /	
HOA/Condo/Coop Amenities:	
HOA/Condo/Coop Rules:	
HOA/Condo/Coop Fee Includes:	
HOA/Condo/Coop Management:	

LEGAL INFORMATION

Tax Map: 0311 20 0021	Lot #: 21	Block/Square:
Section:	Phase:	Parcel Number:
Liber:	Folio: 311	
Zoning Code: 111		
Historic Designation ID:	Master Plan Zoning:	
Contract Info:		
Disclosures: Prop Disclaimer		
Documents:		
Special Permits:		

Broker Name: International Realty US

List Date: 22-Jun-2015	Orig List Price: \$17,500	Off Mkt Date:
VRP: No	Prior List Price: \$16,500	DOM-MLS: 273
Low Price: \$15,500	Status Change Date: 22-Jun-2015	DOM-Prop: 273

SOLD INFORMATION