



# Tania Hosmer

Keller Williams Realty

"It's Not Your Father's Real Estate Market Anymore."

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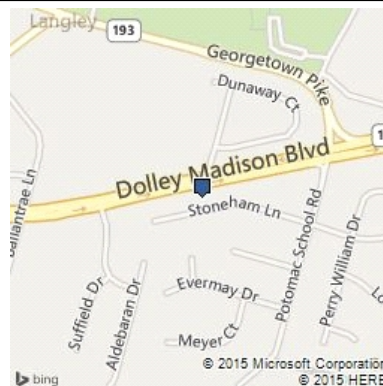
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Residential Full - Customer

Metropolitan Regional Information Systems, Inc.

FX8422774 - FAIRFAX  
6316 STONEHAM LN, MCLEAN, VA 22101

Full Listing  
Residential



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

Adv Sub: Evermay  
Legal Sub: EVERMAY  
Condo/Coop Proj Name:

Tax ID: 31-1-13- -10  
HOA Fee: \$150.00/ Annually  
C/C Fee: /

Style: Traditional  
Type: Detached  
TH Type:  
#Levels: 2  
Auction: No  
#Fireplaces: 3  
Model: Two Level Walk Out Rambler

Total Taxes: \$10,038  
Tax Year: 2013  
Lot AC/SF: .37/15,954

List Price: \$1,199,000  
Inc City/Town:  
Zip: 22101 - 2345  
Election District:  
Transaction Type: Standard  
ADC Map Coord: 9BC

Area: 1-1

Level Location:  
Age: 46  
Year Built: 1969

Elementary: FRANKLIN SHERMAN

Middle: LONGFELLOW

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

Room	Dimensions	Level	Flooring	Fireplace
Utility Room		Lower 1	Vinyl	
Bedroom-Fifth		Lower 1	Carpet	
Kitchen		Main	Hardwood	
Bedroom-First		Main	Wood Under Carpet	
Bedroom-Second		Lower 1	Carpet	
Main Lvl BR		Main	Hardwood	
Bedroom-Fourth		Lower 1	Carpet	
Dining Room		Main	Hardwood	
Recreation Rm		Lower 1	Carpet	Wood Burning
Foyer		Main	Hardwood	
Living Room		Main	Hardwood	Wood Burning
Lndry-Sep Rm		Lower 1	Vinyl	
Bedroom-Third		Lower 1	Carpet	
Other Room 1		Lower 1	Carpet	
Attic-Unfinished				
Bedroom-Master		Main	Wood Under Carpet	
Family Rm		Main	Hardwood	Wood Burning

## FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Recreation Rm, Family Rm, Other Room 1, Foyer, Bedroom-First, Attic-Unfinished, Lndry-Sep Rm, Main Lvl BR, Utility Room

Main Entrance: Foyer

Interior Style: Floor Plan-Traditional

Dining/Kitchen: Kit-Country, Sep Dining Rm

Appliances: Cktp-Dwn Drft, Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Microwave, Oven-Double, Oven-SCC, Oven-Wall, Refrigerator, Washer

Amenities: Attic-Floored, Attic-Strs Pull Dwn, Auto Gar Dr Opn, Bath Ceramic Tile, Chair Railing, Crown Molding, Double Vanities, Drapery Rods, Drapes/Curtains, FP Mantels, Granite Counters, MBR-BA Full, Master Walk-in Closet, Shades/Blinds, W/W Carpeting, Wainscotting, Walk-in Closet(s), Washer/Dryer Hookup, Wood Floors

Security:

Windows/Doors:

Walls/Ceilings:

Basement: Yes

Basement Type: Fully Finished, Walkout Level

Foundation:

Basement Entrance: Outside Entrance, Rear Entrance

Handicap: None

Unit Description:

R-Factor Basement:

House Dimensions: x

Above Grade Unfinished:

Below Grade Finished:

Directions:

From Tysons: North on Dolley Madison Blvd/VA-123 , Right on Potomac School Rd, Take the 1st right onto Stoneham Ln, 6316 is on the right.

#### REMARKS

Internet/Public:

NEW PRICE!! Owner says SELL! Gracious and spacious, all brick 2-lvl rambler, pool now open!, fabulous ktchn/fam rm combo w/fplc...quality construction, all brick. plaster walls, lovely location, second owner, great condition. Granite ktchn, updated baths, hardwoods, finished walk out to great pool, Large 2 car garage. Also for rent. Minutes to Tysons/DC/MC/walk to Potomac School! .

#### EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .37/15,954

Exterior: Fenced - Rear, Patio, Pool (In-Ground), Porch-front, Sidewalks, Underground Utilities

Exterior Construction: Brick

Lot Description: Cul-de-sac, Landscaping, No thru street

Other Buildings:

Original Builder: Gene May

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

Carport Type:

Parking Incl in List Price: No

Parking Incl in Sale Price: No

# Gar/Carpt/Assgn Sp: 2//

Parking Space #:

Parking Block/Square:

#### UTILITIES

Heat System: Forced Air

Cool System: Central A/C

Water: Public

Sewer Septic: Public Sewer

TV/Cable/Comm:

Heat Fuel: Natural Gas

Cool Fuel: Electric

Hot Water: Natural Gas

#### FINANCIAL INFORMATION

Earnest Money:

Total Taxes: \$10,038

Tax Year: 2013

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$383

Improvements:

Investor Ratio:

County Tax: \$9,655

Tap:

Front Foot Fee:

Yr Assessed:

Total Tax Assessment: \$

Total Units:

Assessments:

Land:

Project Approved:

Possession: Settlement

#### HOA/CONDO

HOA Fee: \$150.00/ Annually

Condo/Coop Fee: /

HOA/Condo/Coop Amenities: Common Grounds

HOA/Condo/Coop Rules: Covenants, Fencing, Commercial Vehicles Prohibited

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

HOA: Yes

#### LEGAL INFORMATION

Tax Map: 0311 13 0010

Section: 1

Liber:

Zoning Code: 120

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure, Lead Based Paint

Documents: HOA-Cndo Docs/Brk Off

Special Permits:

Lot #: 10

Phase:

Folio: 311

Master Plan Zoning:

Block/Square:

Parcel Number:

Broker Name: TTR Sothebys International Realty

List Date: 04-Aug-2014

VRP: No

Low Price: \$1,199,000

Orig List Price: \$1,399,000

Prior List Price: \$1,210,000

Status Change Date: 01-Feb-2015

Off Mkt Date:

DOM-MLS: 311

DOM-Prop: 311

#### SOLD INFORMATION

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