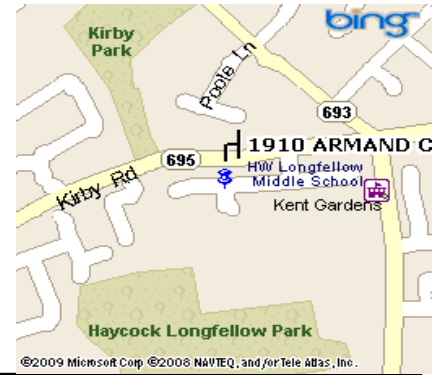


Status: ACTIVE
List Price: \$1,800,000
Ownership: Fee Simple - Sale
BR/FB/HB: 5/4/1
Lot AC/SF: 0.18/7,884.00
Lvls/Fpls: 2 / 1
Tot Fin SF: 0
Year Built: 1997
Total Tax: \$9,932
Tax Yr: 2008
Ground Rent:
Style: Colonial
Type: Detached



Legal Sub: Lambiance Of Mclean
Adv. Sub: Lambiance Of Mclean
Model:

HOA Fee: \$600.00/ Annually
C/C Fee: /
Condo/Coop Proj Name:

Map Coord: 0402450044

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	5	0	4	0	1	0	ES:
FB:	4	0	3	0	1	0	MS:
HB:	1	1	0	0	0	0	HS:

Master Bdrm:	Upper 1	Fifth Bdrm:		Rec Rm:	Lower 1	Othr Rm 3:	
Master Bdrm 2:		Living Rm:	Main	Den:	Main	Foyer :	Main
First Bdrm:	Upper 1	Dining Rm:	Main	Library:	Main	Garage:	Main
Second Bdrm:	Upper 1	Kitchen:	Main	Sitting:	Upper 1	Carport:	
Third Bdrm:	Upper 1	Brkfast Rm:	Upper 1	Othr Rm 1:		Unfinished:	
Fourth Bdrm:		Family Rm:	Main	Othr Rm 2:			

Exterior:
Exterior Const: Brick
Other Structures:
Lot Desc:
Basement: Yes, Walkout Level
Parking: Garage
Heating System: Forced Air
Water: Public
Cooling System: Central A/C
Sewer/Septic: Public Sewer
Appliances: Cooktop, Dishwasher, Disposal, Exhaust Fan, Extra Refrg/Frz, Freezer, Humidifier, Icemaker, Intercom, Oven/Range-Gas, Range hood, Refrigerator, Washer
Amenities: Auto Gar Dr Opn, Chair Railing, Dual Entry Bathroom, Fireplace Equip., Granite Counters, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Master Walk-in Closet, Sauna, Shades/Blinds, Steam Shower, Sump Pump, Tub-Soaking, Walk-in Closet(s), Washer/Dryer Hookup, Wet Bar/Bar
HOA/C/C Amenities:

Gar/Crpt/Assgd Spaces: 2//
Heating Fuel: Natural Gas
Hot Water: Natural Gas
Cooling Fuel: Electric
Soil Type:

Remarks: Great location 3 miles from Tyson's Mall. Luxury all brick custom built home in a private community. This home has 5 bedrooms and 4.5 bathrooms. It is fully upgraded and customized throughout with granite, marble bathrooms, pella windows, sub zero appliances and hardwood floors. This is a must see.

Directions: Less than 3 miles from Tysons. 123 north toward Mclean, right on Great Falls, left on Kirby, right on L'Ambiance, right on Avigon, left on Armand Court to 1910. Make a right at the end on Pipe stem.

Listing Co: SOLUTIONS REALTY GROUP LLC, SOLU1

List Date: 12-May-2009

DOM-MLS/Prop: 21/287

