HBC REALTY GROUP

HUCKABY BRISCOE CONROY

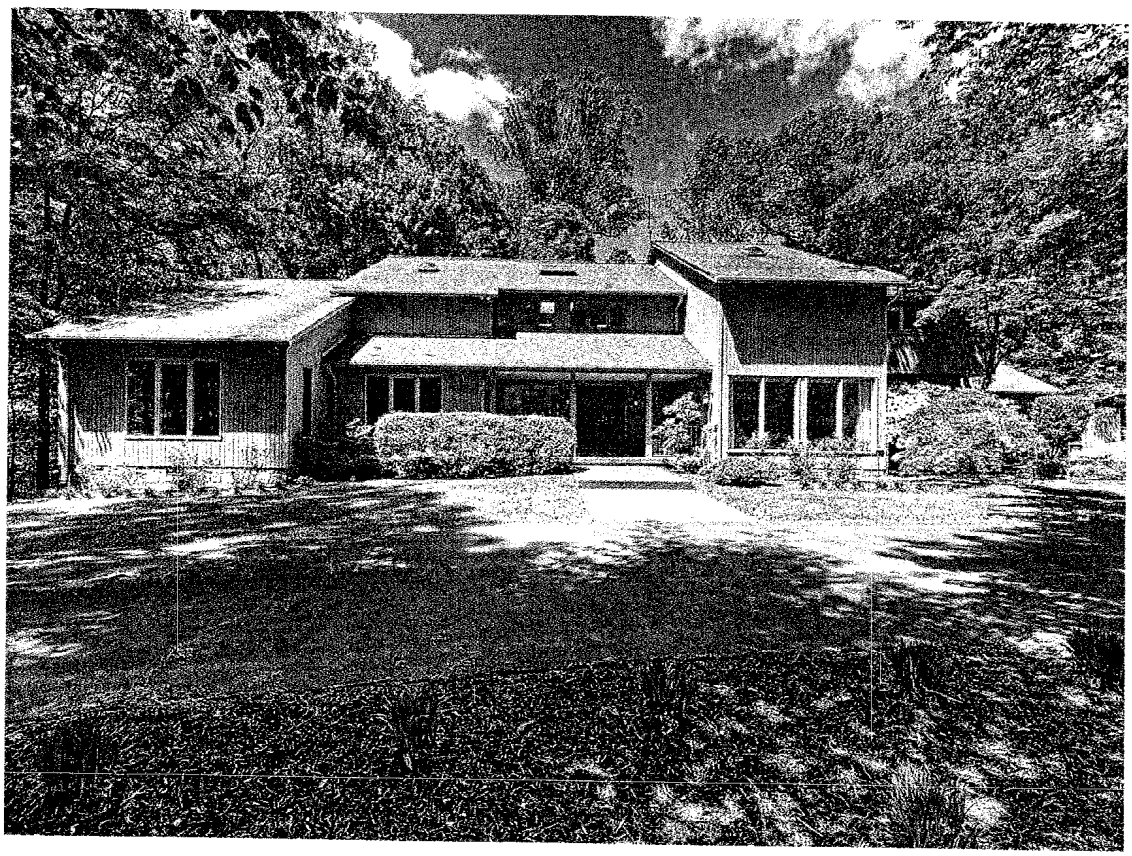
Experience You Can Trust - Since 1977

www.HBCRealtyGroup.com | 703-734-0192



KELLER WILLIAMS REALTY

856 Sconset Lane
McLean, Virginia 22102



Welcome to this very charming 5 bedroom, 6.5 bath era-specific home true to McLean living. Filled with natural light and numerous features and accents such as spacious parlor rooms, an elevator, swimming pool, two master suites, lush landscaping, and much more! This home's well appointed floor plan is ideal for entertaining on any level!

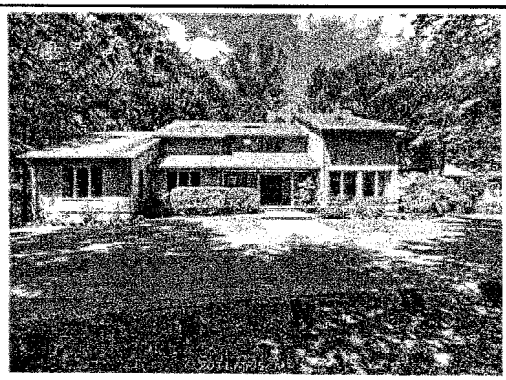
6820 Elm Street,
McLean, VA 22101

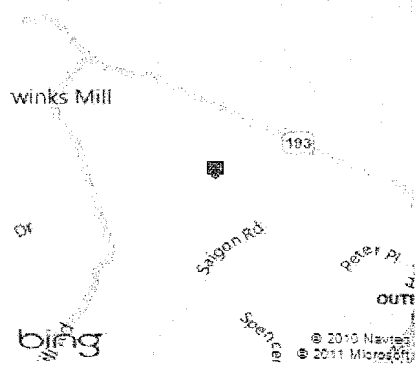
Each Keller Williams Realty office is independently owned and operated.

REALTOR®

EQUAL HOUSING OPPORTUNITY

Status: ACTIVE
List Price: $1,425,000
Ownership: Fee Simple - Sale
BR/FB/HB: 5/6/1
Lot AC/SF: 0.98/42,863.00
Lvls/Fpls: 3 / 2
Tot Fin SF: 0
Tax Living Area: 6,070
Year Built: 1978
Total Tax: $12,608
Tax Yr: 2010
Ground Rent:
Style: Contemporary
Type: Detached





Foreclosure: No
Legal Sub: Saigon
Adv. Sub: Saigon
Model:

Auction: No
HOA Fee: /
C/C Fee: /
Condo/Coop Proj Name:

Potential Short Sale: No

ADC Map: 8E4

	Total	Main	Upr1	Upr2	Lwr1	Lwr2
BR:	5	1	4	0	0	0
FB:	6	2	3	0	1	0
HB:	1	1	0	0	0	0

Schools:
ES: CHURCHILL ROAD
MS: COOPER
HS: LANGLEY

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

Exterior: Balconies - Multiple, Deck - Tiered, Extensive Hardsca
Exterior Const: Brick, Stone, Wood
Other Structures: Cabana/Pool Hse,Office/Studio
Lot Desc:
Exposure:
Roofing:
Basement: Yes, Connecting Stairway, Daylight, Full, Daylight, Partial, Fully Finished, Heated, Outside Entrance, Rear Entrance, Sid
Parking: DW - Circular, Garage, Faces Side, Garage Door Open
Gar/Crpt/Assgd Spaces: 2//
Heating System: Heat Pump(s), Zoned
Heating Fuel: Electric
Water: Well
Hot Water: Electric
Cooling System: Attic Fan, Ceiling Fan(s), Heat Pump(s), Wind
Cooling Fuel: Electric
Sewer/Septic: Sept<# of BR, Septic
Soil Type:
Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Extra Refrg/Frz, Icemaker, Intercom, Microwave, Oven-Double, Oven-Wall, Refrigerator, Stove, Trash Compactor, Washer
Amenities: Attach Mstr Bath, Auto Gar Dr Opn, Bath Ceramic Tile, Bidet, Built-in Bookcases, Elevator, Entry Lvl BR, FP Screen, Granite Counters, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, MBRs Multiple, Shades/Blinds, Tub-2 + person, Tub-Soaking, W/W Carpeting, Walk-in Closet(s), Washer/Dryer Hookup, Water Closet, Wet Bar/Bar, Wood Floors
HOA/C/C Amenities:
Remarks: Welcome to this very charming 5 bedroom, 6.5 bath era-specific sophisticated and meticulously maintained home true to McLean living. Filled with natural light and numerous features and accents such as spacious parlor rooms, an elevator, swimming pool, two master suites, lush landscaping, and much more! This home's well appointed floor plan is ideal for wheelchair accessibility! A Must See!!
Directions: From Beltway, Exit 44, West on RT 193 (Georgetown Pike), approximately 1/3 mile down Left on Saigon, 1st Right on Sconset, 1st house on Right
Listing Co: Keller Williams Realty, KWR21
List Date: 10-May-2011
DOM-MLS/Prop: 45/45

Courtesy of: Jessica Evans
Home: (703) 734-0192 Office:
Cell: (703) 734-0192 Email: jessica@hbgroup.us
Company: Keller Williams Realty
Office: (703) 636-7300 Fax: (703) 636-7301

Copyright (c) 2011 Metropolitan Regional Information Systems, Inc.
Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

856 Sconset Lane
McLean, Virginia 22102
SPECIFICATIONS

5 Bedrooms, 6.5 Baths (Includes 2 Master Suites)
Comprehensive Expansion and Remodeling
Elevator Admittance on all 3 Levels
.98 Acre

Throughout the Home

3 heat pump zones plus separate heat pump for sunroom

HVAC Systems –
- Main Level and Lower Level – New 2008
- Upper Level – New 2010
- Main Level Master Suite Wing – Updates 2006 (Located in storage area under wing)

Entire house Generator on propane

Water Treatment System

Intercom, Alarm System, Attic and Ceiling Fans

Septic/Sewer – Owners pre-paid for Sewer installation fee; Installation projected by Fairfax County to occur w/in 2 years

Main Level

The entire main level is handicap accessible; the entire house is accessible if you include the elevator to all floors.

Receiving Room – Bright and Open 2-story space with skylights, hardwood flooring

Dining Room – Expansive space with floor to ceiling window, hardwood flooring

Gourmet Kitchen/ Breakfast Room –
- Office nook
- Recessed lighting
- Hardwood flooring
- Granite counter and backsplash
- Top-of-the line Jenn-Air, Viking, and Kitchen Aid Appliances
- Ceiling-height cabinetry with accent lighting
- Mounted TV
- Built-in kitchen table island extension along with an additional dining area providing views of the lush landscaping and filled with light from the above skylights

Living Room – Stone fireplace, built-in shelving, cathedral ceiling, skylights

Sunroom – Dedicated split heat pump specifically for sunroom, Ceiling fans, Views of tiered decking and flourishing greenery at the rear of the home

SPECIFICATIONS

Main Level continued

Master Suite – Large windows, recessed lighting, cathedral ceiling, large closet with built-ins, private deck patio, attached spacious wheelchair accessible shower and spa bath area, and an additional space connected to this suite with numerous room appointment options. A tub/jacuzzi, accessible tub, etc. can conveniently be added in the master bath (where chaise is placed now) as plumbing is in place below.

A well appointed library, study, full bath, powder room, laundry room, and entry to/from garage with wheelchair ramp are found on this level.

Upper Level

Master Suite –

- Bedroom includes 2 sliding doors which access the private deck giving way to views of the serene backyard
- Boudoir with vanity and 4 double closets with built-ins
- Master bath includes a luxurious spa tub, separate shower, water closet, double sink vanity, recessed lighting, and an additional balcony overlooking the front of the home

1 bedroom with an attached private full bath, recessed lighting, skylight, and 2 walk-in closets with built-ins.

2 additional bedrooms, 1 includes a private balcony and 1 includes 2 double closets, and a luxurious full bath are found on this level.

Lower Level

Fully Finished Walkout Level, Large amount of storage space

Attached storage room AC/Heat configured for use as wine room

Full Bath

Spacious Family Room

Office with sliding door access to patio at rear of home

Recreation Area with a wet bar, fireplace, and an entire wall of sliding doors providing access to the rear patio and bringing in an abundance of natural light

Exterior

Exquisite heated fresh water swimming pool

- All equipment replaced within the last 5 years
- Pool Pump- New 2011
- Pool Heater (Propane) – New 2010
- Pool Electrical System – New 2009
- Polaris Motor – New 2006

Pool house with a small refrigerator and additional storage space

Tiered deck off the main level sunroom follows down to the swimming pool; wheelchair ramp from home to swimming pool

Privacy fence, Extensive and mature landscaping, Garden fountain

ITEMS THAT CONVEY
856 Sconset Lane, McLean, Virginia 22102

YES	NO	#	ITEMS	YES	NO	#	ITEMS
☒	☐		Alarm System	☒	☐		Intercom
☒	☐		Built-in Microwave	☐	☒		Playground Equip.
☒	☐	4	Ceiling Fan	☒	☐		Pool,Equip,& Cover
☐	☒		Central Vacuum	☒	☐	2	Refrigerator
☒	☐	1	Clothes Dryer	☒	☐	2	w/ ice maker
☒	☐	1	Clothes Washer	☐	☒		Satellite Dish
☐	☒		Cooktop	☒	☐		Pool House, Storage
☒	☐	1	Dishwasher	☒	☐		Stove/ Range, Elec. (Convection)
☒	☐	1	Disposer	☒	☐	1	Trash Compactor
☒	☐	3	Electronic Air Filter	☒	☐	1	Wall Oven (Convection)
☒	☐	1	Fireplace Screen/Door	☒	☐	1	Water Treatment System
☐	☒		Freezer	☒	☐	2	Window A/C (Heat) Unit
☐	☐		Furnace Humidifier	☐	☒		Window Fan
☒	☐		Garage Opener	☒	☐		Window Treatments
☒	☐		w/ remote	☐	☒		Wood Stove
☐	☒		Gas Log	☐	☐		Other
☐	☒		Hot Tub, Equip, & Cover				

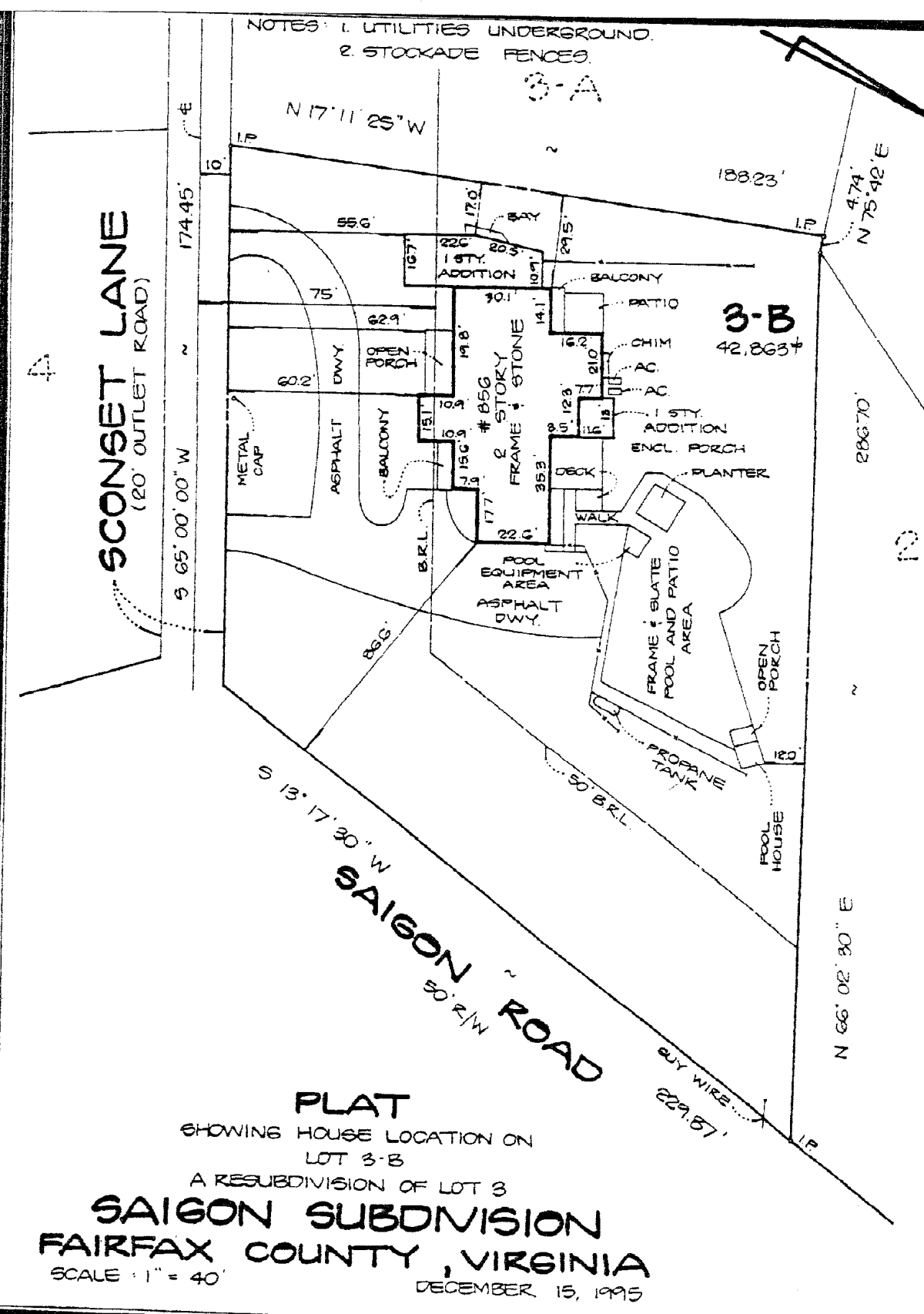
CONVEY: Wet bar refrigerator at lower level, Small refrigerator in pool house, Entire house generator on propane (also heats pool).

DO NOT CONVEY:

AS IS: Elevator

UTILITIES:

Water supply:	☐ Public	☒ Private Well		☐ Community Well		
Sewage Disposal:	☐ Public	☒ Septic for # BR		☐ Community Septic	☐ Alternative Septic for # BR:	
Hot Water:	☐ Oil	☐ Gas	☒ Elec.	☐ Other		
Air Conditioning:	☐ Oil	☐ Gas	☒ Elec.	☒ Heat Pump	☐ Other	☒ Zones 3
Heating:	☐ Oil	☐ Gas	☒ Elec.	☒ Heat Pump	☐ Other	☒ Zones 3



PLAT

SHOWING HOUSE LOCATION ON
LOT 3-B
A RESUBDIVISION OF LOT 3
SAIGON SUBDIVISION
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40'

DECEMBER 15, 1995

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

PLAT SUBJECT TO RESTRICTIONS OF RECORD.

TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO VISIBLE ENCROACHMENTS

Kenneth W. White

KENNETH W. WHITE ..... L.S.

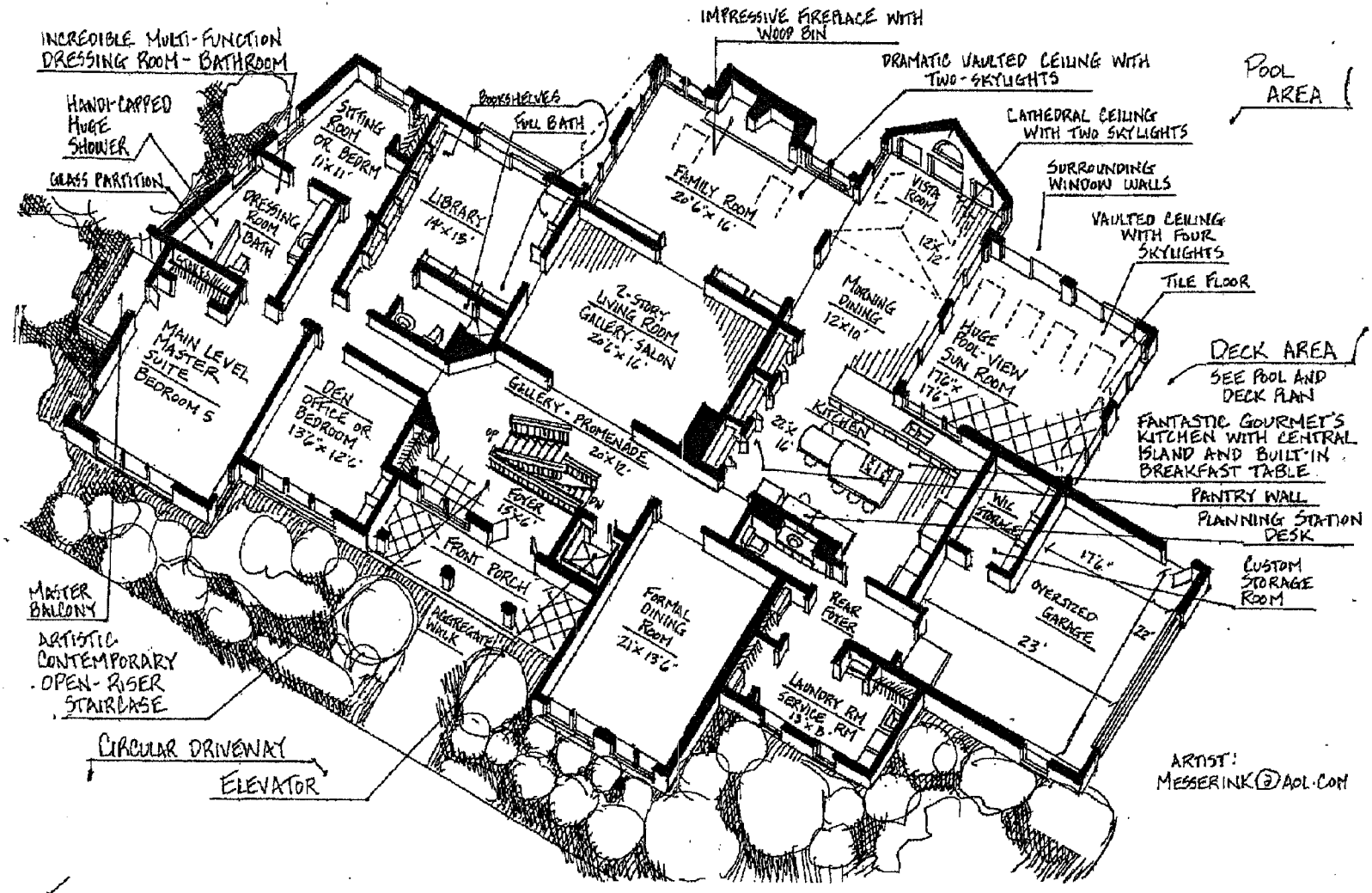
COMMONWEALTH OF VIRGINIA
KENNETH W. WHITE
LICENSE NO.
1277 B
LAND SURVEYOR

CASE NAME:

HERMAN

NATIONAL TITLE CORP.

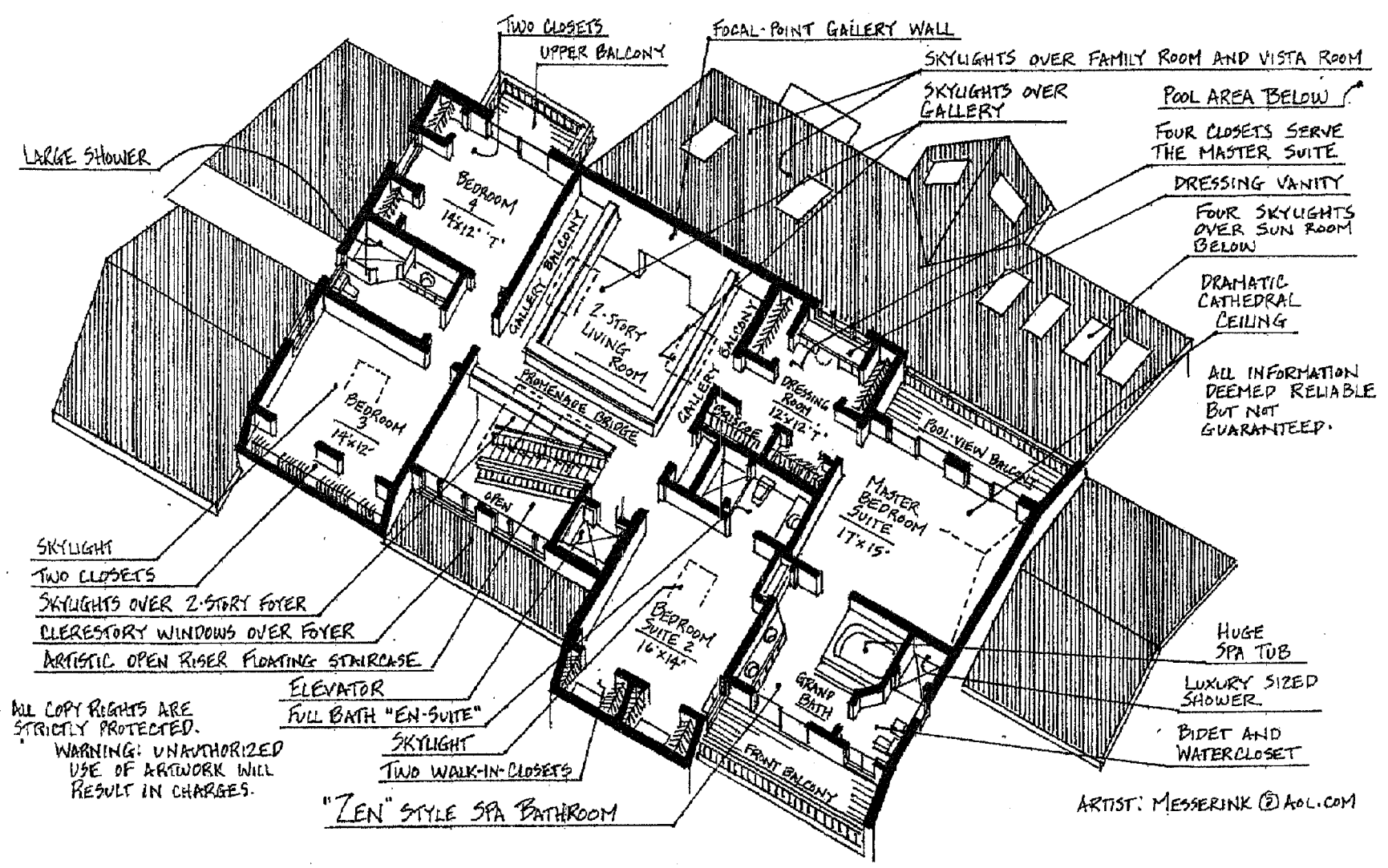
ALEXANDRIA SURVEYS, INC.
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-660-6615
FAX 703-768-7764



Main Floor

BRISCOE: HBC REALTY GROUP

©2011 · 143-11-448



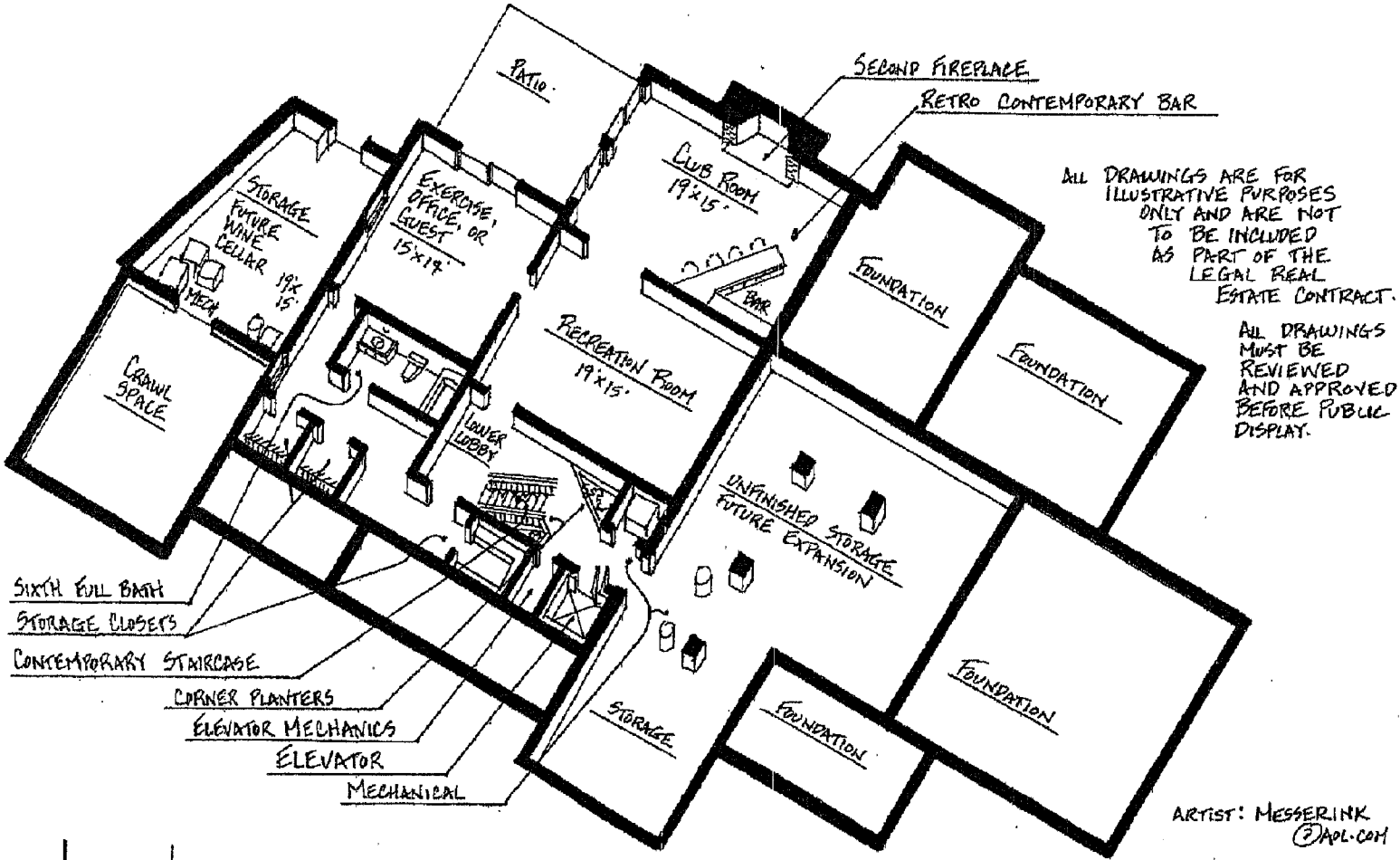
ALL COPY RIGHTS ARE STRICTLY PROTECTED.
WARNING: UNAUTHORIZED USE OF ARTWORK WILL RESULT IN CHARGES.

ARTIST: MESSERINK @ AOL.COM

UPPER LEVEL

BRISCOE:

HBC REALTY GROUP ©2011 - 143-6-2-11-999



ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT TO BE INCLUDED AS PART OF THE LEGAL REAL ESTATE CONTRACT.

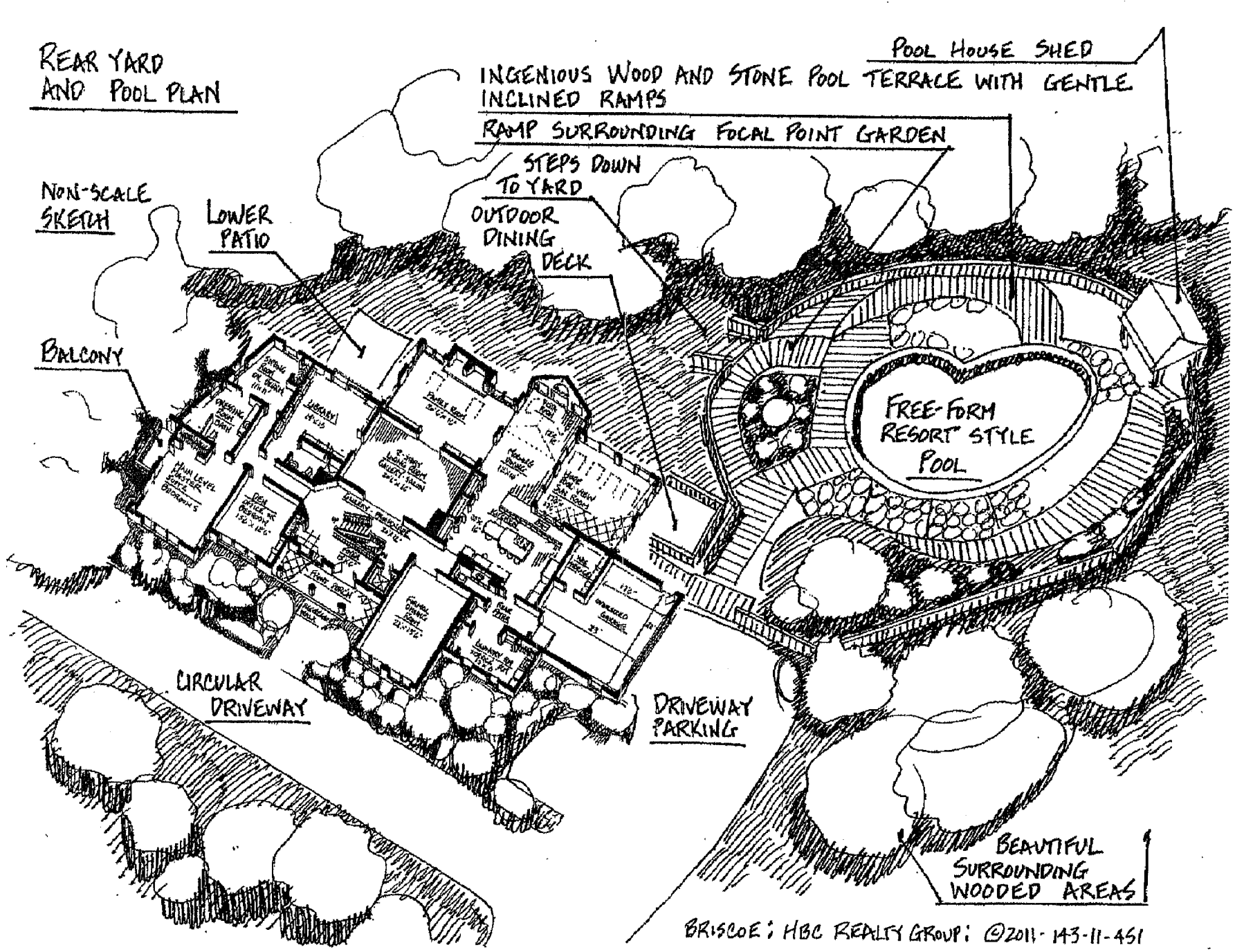
ALL DRAWINGS MUST BE REVIEWED AND APPROVED BEFORE PUBLIC DISPLAY.

ARTIST: MESSERINK
@AOL.COM

LOWER LEVEL

BRISCOE: HBC REALTY GROUP

©2011- 143-11-A50

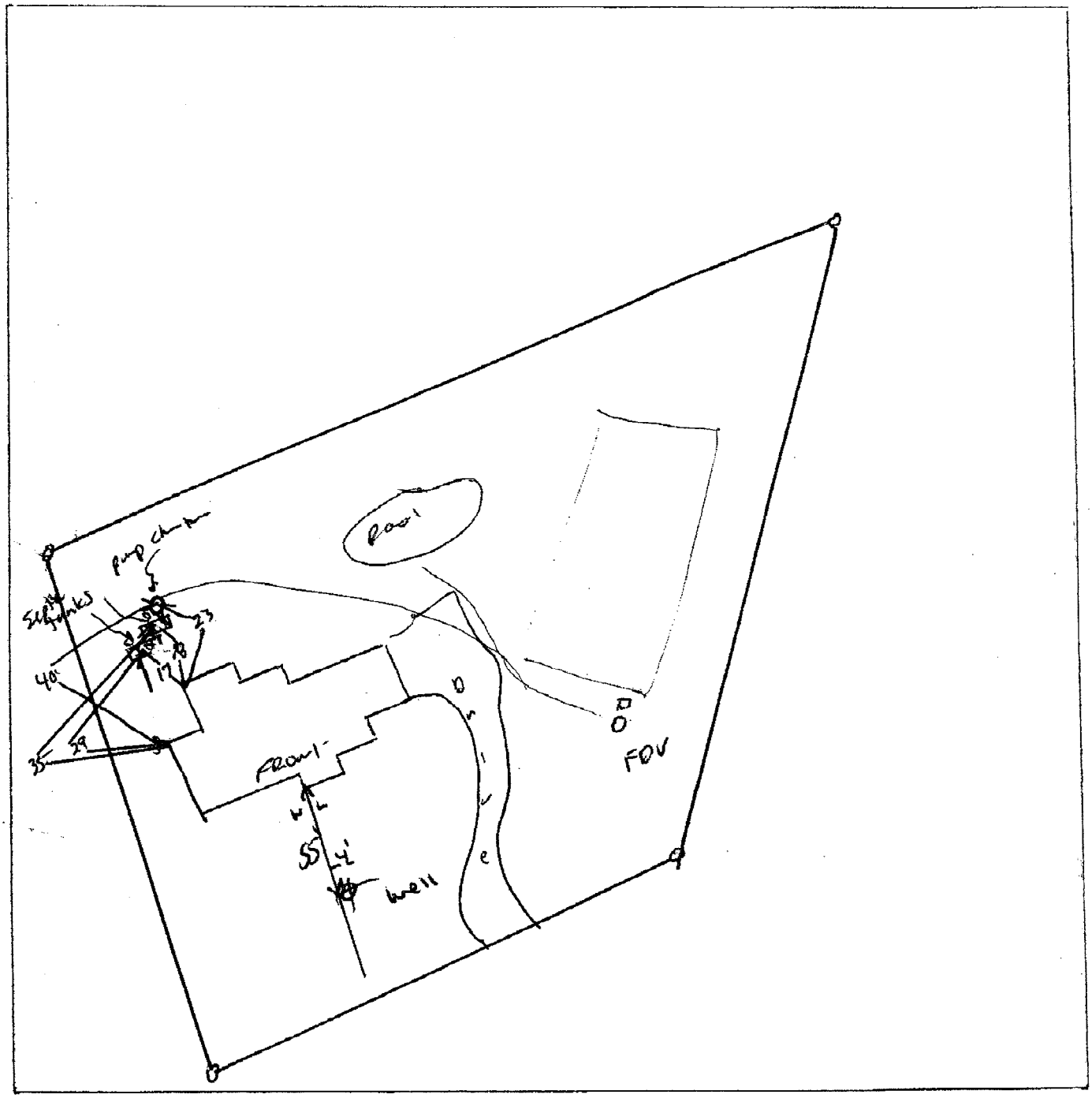

REAR YARD AND POOL PLAN
NON-SCALE SKETCH
POOL HOUSE SHED
INGENIOUS WOOD AND STONE POOL TERRACE WITH GENTLE INCLINED RAMPS
RAMP SURROUNDING FOCAL POINT GARDEN
STEPS DOWN TO YARD
OUTDOOR DINING DECK
LOWER PATIO
BALCONY
FREE-FORM RESORT STYLE POOL
CIRCULAR DRIVEWAY
DRIVEWAY PARKING
BEAUTIFUL SURROUNDING WOODED AREAS
BRISCOE; HBC REALTY GROUP; ©2011-143-11-451

FA AX/FALLS CHURCH HEALTH DI RICT
FAIRFAX, VIRGINIA

21-3-006-3B

PERMIT # _____ LOCATION 856 Seaset Ln
(Subdivision or Tax Map Ref.)

WATER SUPPLY AND/OR SEWAGE DISPOSAL SYSTEMS AS INSTALLED



Sketch and show location of septic tank flow diversion valve distribution boxes and well.

KELLER WILLIAMS
REALTY

RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO SELLER AND PURCHASER

The Virginia Residential Property Disclosure Act (§ 55-517 et seq. of the Code of Virginia) requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish to the purchaser a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT stating the owner makes the following representations as to the real property. Certain transfers of residential property are excluded from this requirement (see § 55-518).

Property Address/ 856 Sconset Lane, McLean, VA 22102
Legal Description: SAIGON LT 3B

1. **CONDITION:** The undersigned owner(s) of the real property described above makes no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser(s) is advised to exercise whatever due diligence the purchaser(s) deems necessary including obtaining a certified home inspection, as defined in § 54.1-500, in accordance with the terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement on the parcel of residential real property.

2. **ADJACENT PARCELS:** The undersigned owner(s) makes no representations with respect to any matters that may pertain to parcels adjacent to the subject parcel, and the purchaser(s) is advised to exercise whatever due diligence the purchaser(s) deems necessary with respect to adjacent parcels in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement on the parcel of residential real property.

3. **HISTORIC DISTRICT ORDINANCE(S):** The undersigned owner(s) makes no representations to any matters that pertain to whether the provisions of any historic district ordinance affect the property, and the purchaser(s) is advised to exercise whatever due diligence the purchaser(s) deems necessary with respect to any historic district designated by the locality pursuant to § 15.2-2306, including review of any local ordinance creating such district or any official map adopted by the locality depicting historic districts, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement on the parcel of residential real property.

4. **RESOURCE PROTECTION AREAS:** The undersigned owner(s) makes no representations with respect to whether the property contains any resource protection areas established in an ordinance implementing the Chesapeake Bay Preservation Act (§ 10.1-2100 et seq.) adopted by the locality where the property is located pursuant to § 10.1-2109, and the purchaser(s) is advised to exercise whatever due diligence the purchaser(s) deems necessary to determine whether the provisions of any such ordinance affect the property, including review of any official map adopted by the locality depicting resource protection areas, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement on the parcel of residential real property.

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

5. **SEXUAL OFFENDERS:** The undersigned owner(s) makes no representations with respect to information on any sexual offenders registered under Chapter 23 (§ 19.2-387 et seq.) of Title 19.2, and the purchaser(s) is advised to exercise whatever due diligence the purchaser(s) deems necessary with respect to such information, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to that contract.

6. **DAM BREAK INUNDATION ZONE(S):** The undersigned owner(s) makes no representations with respect to whether the property is within a dam break inundation zone and the purchaser(s) is advised to exercise whatever due diligence the purchaser(s) deems necessary with respect to whether the property resides within a dam break inundation zone, including a review of any map adopted by the locality depicting dam break inundation zones.

7. **STORMWATER DETENTION:** The undersigned owner(s) makes no representations with respect to the presence of any stormwater detention facilities located on the property and the purchaser(s) is advised to exercise whatever due diligence the purchaser(s) deems necessary to determine the presence of any stormwater detention facilities on the property, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to that contract.

8. **WASTEWATER SYSTEM:** The undersigned owner(s) makes no representations with respect to the presence of any wastewater system, including the type or size thereof or associated maintenance responsibilities related thereto, located on the property and the purchaser(s) is advised to exercise whatever due diligence the purchaser(s) deems necessary to determine the presence of any wastewater system on the property, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to that contract.

9. **UNIFORM STATEWIDE BUILDING CODE:** The undersigned owner(s) represents that there are no pending enforcement actions pursuant to the Uniform Statewide Building Code (§ 36-97 et seq.) that affect the safe, decent, and sanitary living conditions of the real property described above of which the owner has been notified in writing by the locality, nor any pending violation of the local zoning ordinance which the violator has not abated or remedied under the zoning ordinance, within a time period set out in the written notice of violation from the locality or established by a court of competent jurisdiction, except as disclosed on this statement.

_____

_____

_____

_____

_____

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Additional Written Disclosure Requirements

FIRST SALE OF A DWELLING: Section 55-518.B. contains other disclosure requirements for transfers involving the first sale of a dwelling because the first sale of a dwelling is exempt from the disclosure requirements listed above. The builder of a new dwelling shall disclose in writing to the purchaser thereof all known material defects which would constitute a violation of any applicable building code.

PLANNING DISTRICT 15: In addition, for property that is located wholly or partially in any locality comprising Planning District 15, the builder or owner, if the builder is not the owner of the property, shall disclose in writing whether the builder or owner has any knowledge of (i) whether mining operations have previously been conducted on the property or (ii) the presence of abandoned mines, shafts, or pits, if any.

The disclosures required by this subsection shall be made by a builder or owner (i) when selling a completed dwelling, before acceptance of the purchase contract or (ii) when selling a dwelling before or during its construction, after issuance of a certificate of occupancy. Such disclosure shall not abrogate any warranty or any other contractual obligations the builder or owner may have to the purchaser. The disclosure required by this subsection may be made on this disclosure form. If no defects are known by the builder to exist, no written disclosure is required by this subsection.

Section 55-519.1 contains a disclosure requirement for properties located in any locality in which there is a military air installation.

Section 32.1-164.1:1 contains a disclosure requirement regarding the validity of septic system operating permits.

See also the Virginia Condominium Act (§ 55-79.39 et seq.), the Virginia Cooperative Act (§ 55-424 et seq.) and the Virginia Property Owners' Association Act (§ 55-508 et seq.).

The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

5-7-2011

Owner Date

Lawrence Herman

5-7-11

Owner Date

Barbara Herman

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

Purchaser Date

Purchaser Date

DPOR 7/10

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

KELLER WILLIAMS REALTY

RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO SELLER AND PURCHASER

The Virginia Residential Property Disclosure Act (§ 55-517 et seq. of the Code of Virginia) requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish this form to the purchaser and to refer the purchaser to a Virginia Real Estate Board website for additional information.

Certain transfers of residential property are excluded from this requirement (see § 55-518).

Property Address/ 856 Sconset Lane, McLean, VA 22102
Legal Description: SAIGON LT 3B

The owner makes no representations with respect to the matters set forth and described at the RESIDENTIAL PROPERTY DISCLOSURES web page. The purchaser is advised to consult the website (http://www.dpor.virginia.gov/dporweb/reb_consumer.cfm) for important information about the real property.

The undersigned owner(s) represents that there are no pending enforcement actions pursuant to the Uniform Statewide Building Code (§ 36-97 et seq.) that affect the safe, decent, and sanitary living conditions of the real property described above of which the owner has been notified in writing by the locality, nor any pending violation of the local zoning ordinance which the violator has not abated or remedied under the zoning ordinance, within a time period set out in the written notice of violation from the locality or established by a court of competent jurisdiction, except as disclosed on this statement.

The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of rights and obligations under the Virginia Residential Property Disclosure Act.

Owner	Date	Owner	Date
Lawrence Herman		Barbara Herman	

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

Purchaser	Date	Purchaser	Date

DPOR 7/11

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com