

CHRISTÉS

PROPERTIES

christesproperties.com

1125 Ormond Ct
McLean VA 22101

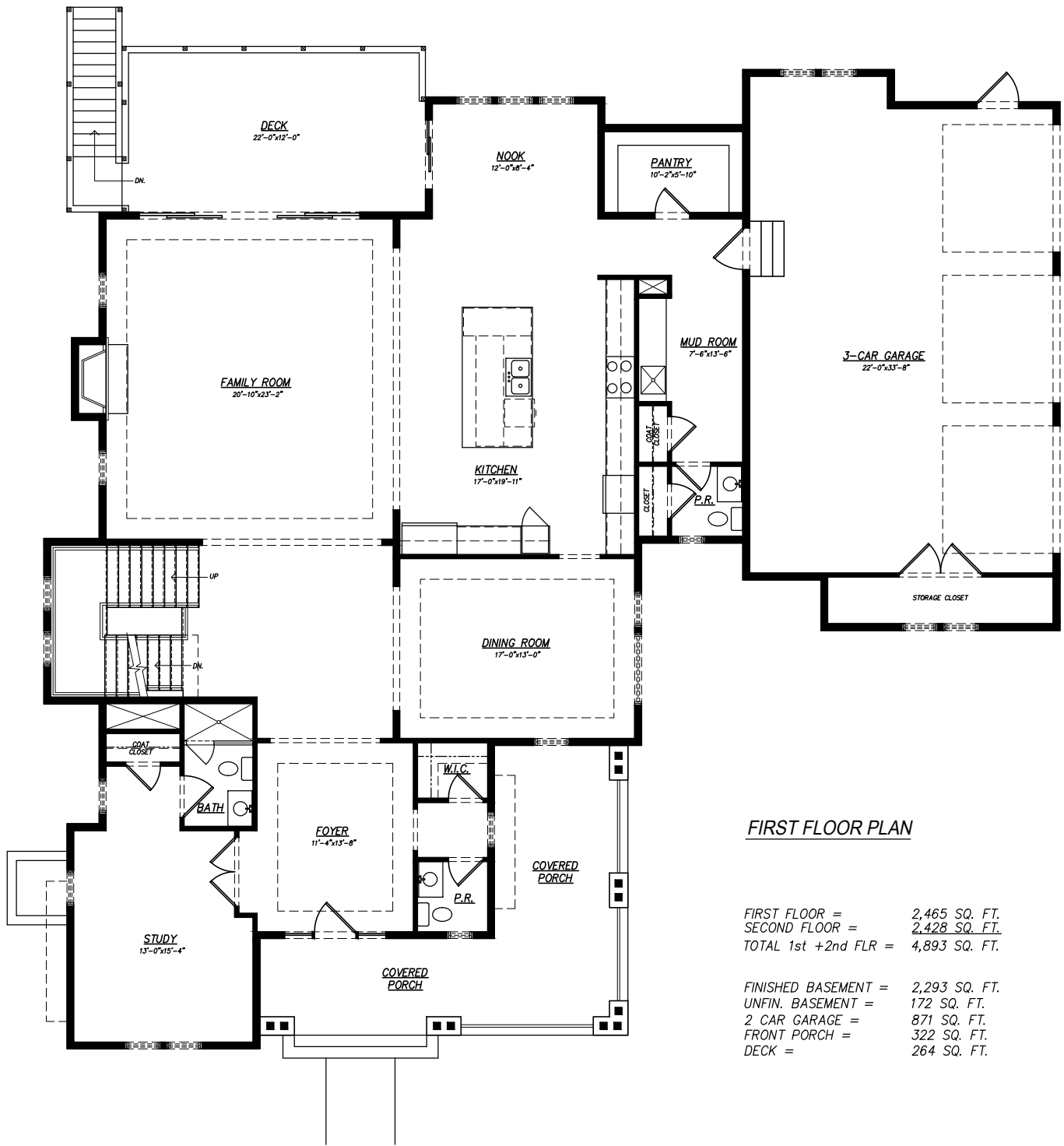
Presented By:
George W Lodge

CHRISTÉS

PROPERTIES

Gwlodge@ChristesProperties.com
571-295-8342

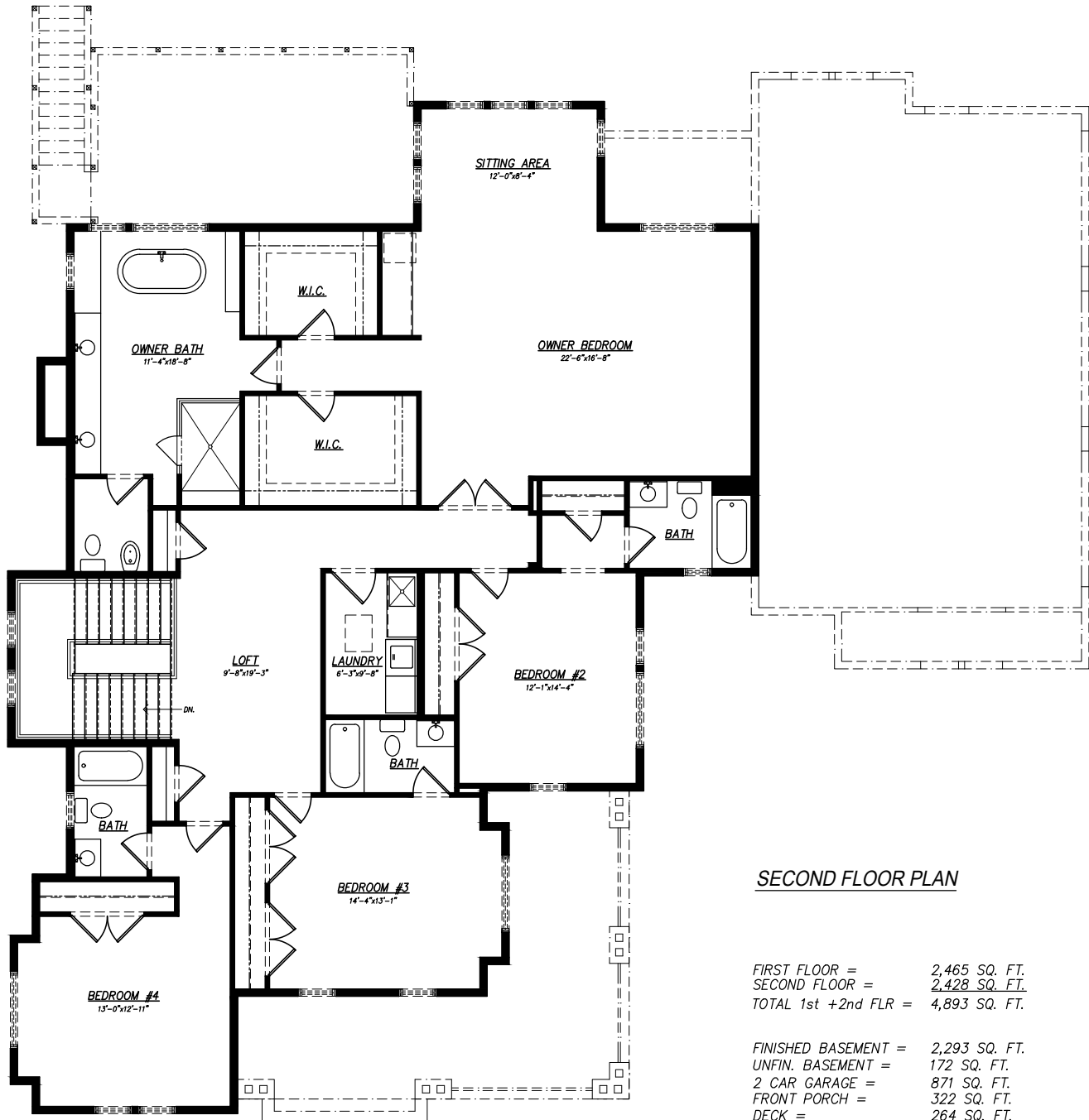
- **3 Levels - 7,358 Total Square Feet 6 Bedrooms, 6 Full Bathrooms, 2 half bathrooms**
- **Contemporary design with walkout level basement on a 16,179 Square Foot Lot .37 Acres.**
- **3 car garage, 2 half baths on main level, open floor plan with large breakfast nook.**
- **Sub Zero Refrigerator - La Cornue 5 burner 43 inch gas stove, 2 dishwashers, wine fridge.**
- **Custom engineered hardwood floors, Marble countertops through out, Custom tile**
- **Natural beamed flagstone front porch with large deck and flagstone patio in rear.**
- **Langley High School - Cooper Middle School - Franklin Sherman Elementary**



FIRST FLOOR PLAN

FIRST FLOOR = 2,465 SQ. FT.
 SECOND FLOOR = 2,428 SQ. FT.
 TOTAL 1st +2nd FLR = 4,893 SQ. FT.

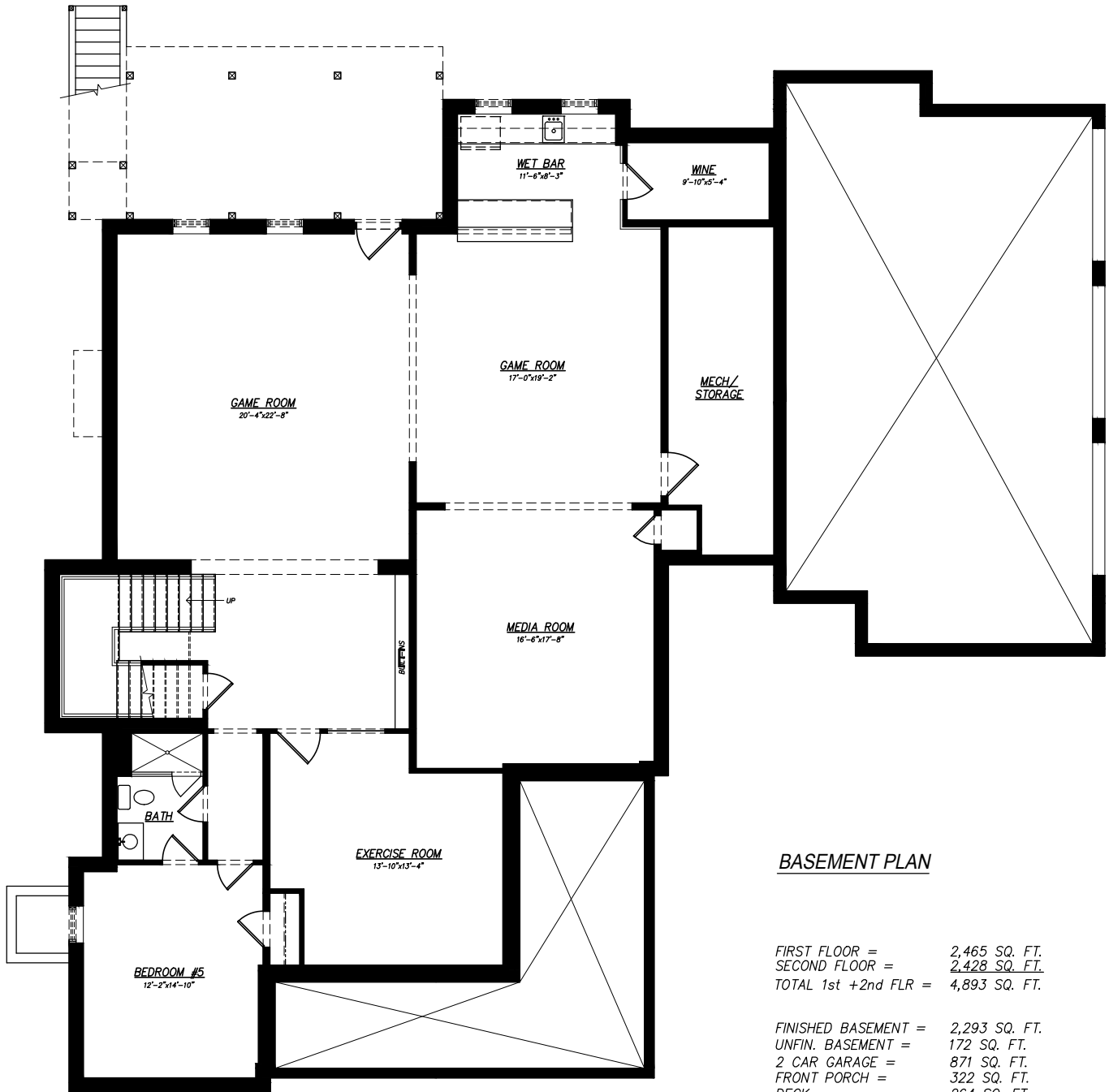
FINISHED BASEMENT = 2,293 SQ. FT.
 UNFIN. BASEMENT = 172 SQ. FT.
 2 CAR GARAGE = 871 SQ. FT.
 FRONT PORCH = 322 SQ. FT.
 DECK = 264 SQ. FT.



SECOND FLOOR PLAN

FIRST FLOOR = 2,465 SQ. FT.
 SECOND FLOOR = 2,428 SQ. FT.
 TOTAL 1st +2nd FLR = 4,893 SQ. FT.

FINISHED BASEMENT = 2,293 SQ. FT.
 UNFIN. BASEMENT = 172 SQ. FT.
 2 CAR GARAGE = 871 SQ. FT.
 FRONT PORCH = 322 SQ. FT.
 DECK = 264 SQ. FT.

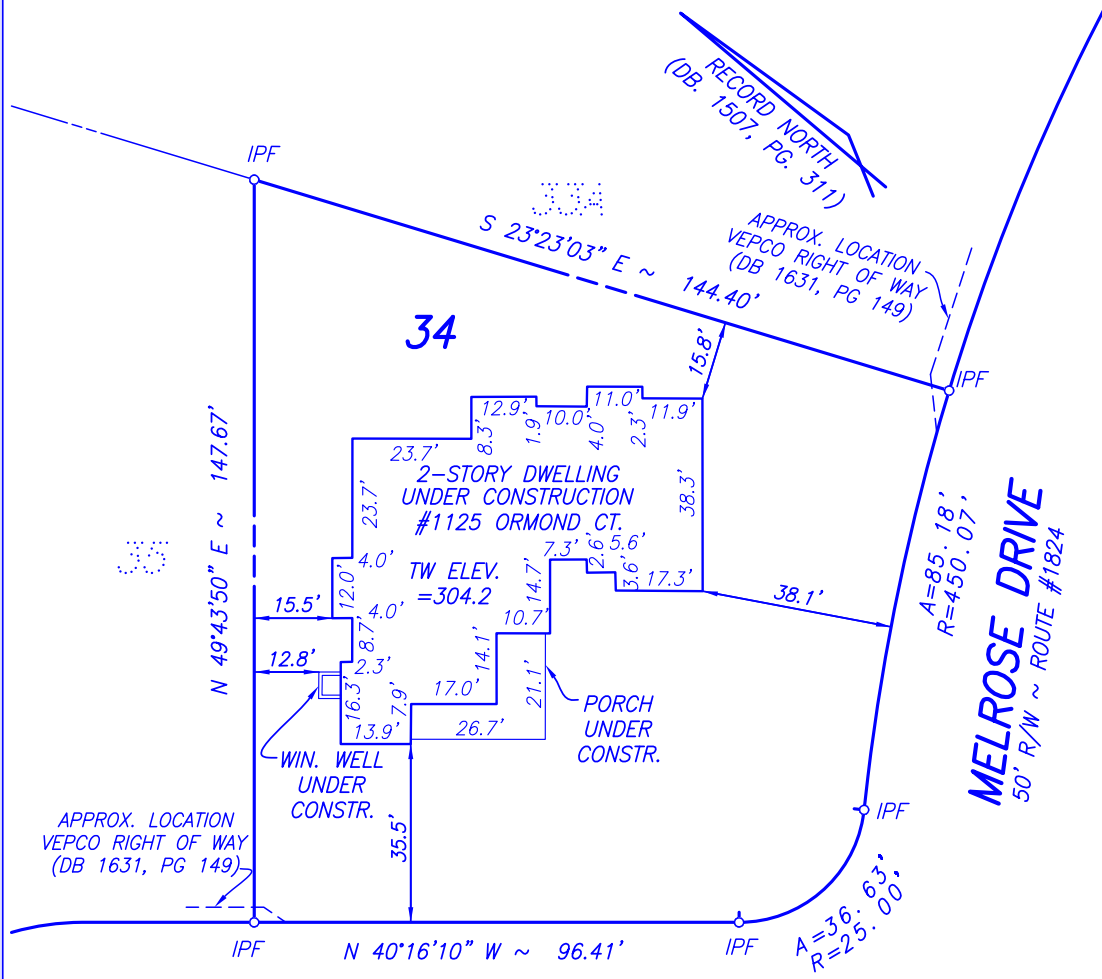


BASEMENT PLAN

FIRST FLOOR = 2,465 SQ. FT.
 SECOND FLOOR = 2,428 SQ. FT.
 TOTAL 1st +2nd FLR = 4,893 SQ. FT.

FINISHED BASEMENT = 2,293 SQ. FT.
 UNFIN. BASEMENT = 172 SQ. FT.
 2 CAR GARAGE = 871 SQ. FT.
 FRONT PORCH = 322 SQ. FT.
 DECK = 264 SQ. FT.

NOTE: TAX ASSESSMENT MAP NUMBER: 030-2-24-0034 LOT AREA = 16,179 S.F.
 EXISTING EASEMENT FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE
 FACILITIES OVER THE REAR 5 FOOT PER DB. 1601, PG. 575.



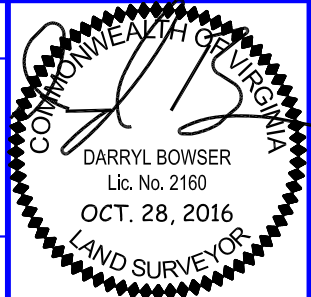
ORMOND COURT
 50' R/W ~ ROUTE #1938

PLAT
 SHOWING WALL CHECK SURVEY
 LOT 34, SECTION 3
 RUCKER'S ADDITION TO
LANGLEY
 (DB. 1507, PG. 311)
 DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

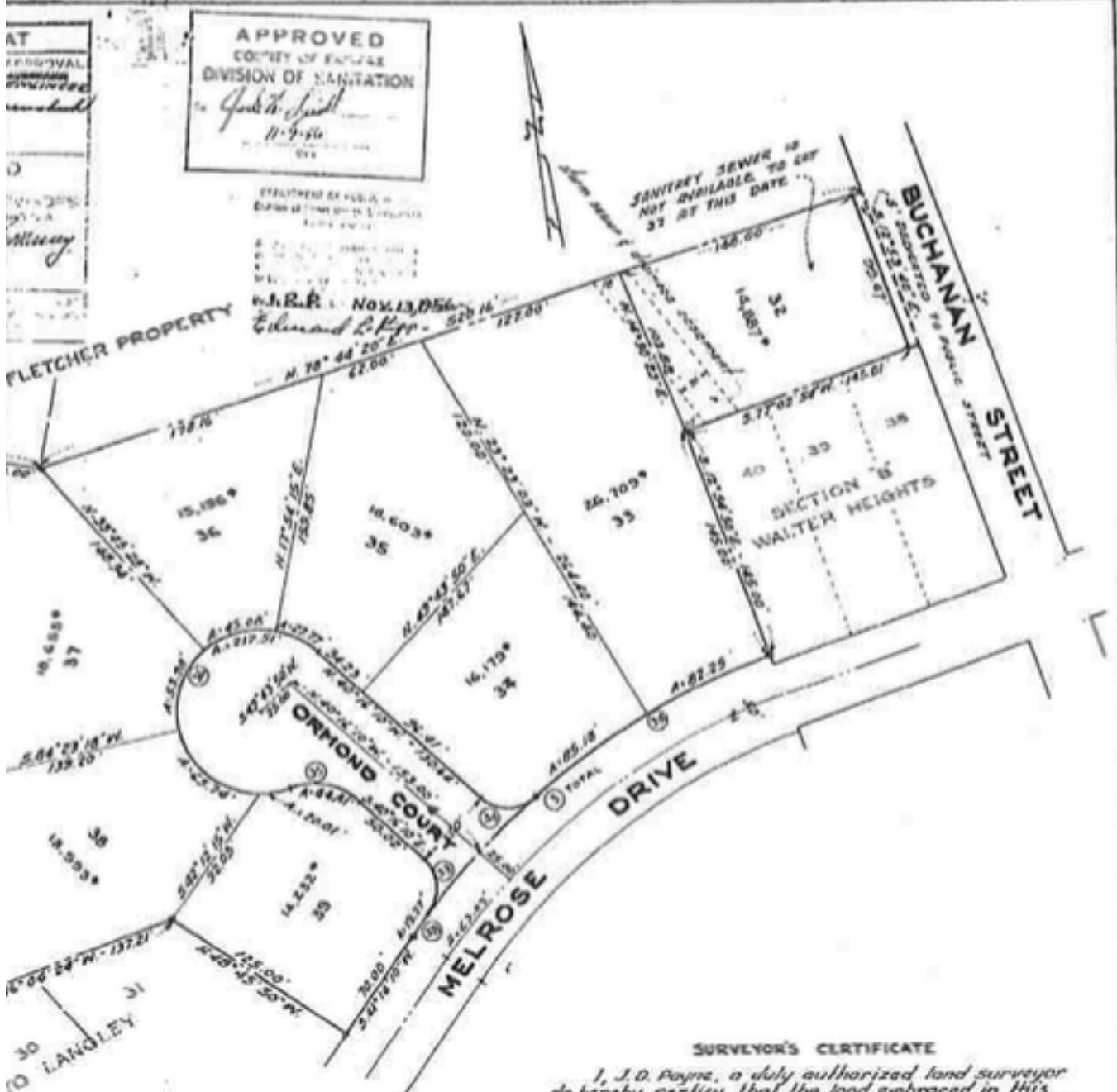
SCALE: 1" = 30'
 DATE: OCTOBER 28, 2016
 DEED BOOK REF.: 24532/464
 PLAT SUBJECT TO
 RESTRICTIONS OF RECORD.
 TITLE REPORT FURNISHED BY TITLE
 RBR SERVICES LLC, DATED 3/16/16
 AND IS RELIED UPON AS ACCURATE.

OWNER : 1125 ORMOND COURT LLC.

RC FIELDS & ASSOCIATES, INC.
 ENGINEERING • LAND SURVEYING • PLANNING
 730 S. Washington Street www.rcfassoc.com
 Alexandria, Virginia 22314 (703) 549-6422



I HEREBY CERTIFY THAT THE POSITIONS OF THE IMPROVEMENTS SHOWN HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT.



**SECTION THREE
RUCKER'S ADDITION TO
LANGLEY**

FAIRFAX COUNTY, VIRGINIA

APRIL 24, 1956
PAYNE - CERTIFIED SURVEYOR
ARLINGTON, VIRGINIA

AREA IN LOTS = 8.7536 ACRES
AREA IN STREETS = 0.7636 ACRES
TOTAL AREA = 9.5172 ACRES

SURVEYOR'S CERTIFICATE
I, J. D. Payne, a duly authorized land surveyor do hereby certify that the land embraced in this subdivision of Section Three, Rucker's Addition to Langley is now in the name of Ashton C. Jones, Jr. and W. H. Stone, Trustees and was acquired by them from Conrad Seibold, et als by deed dated May 7, 1954, and recorded in Deed Book 1115, Page 261, of the land records of Fairfax County, Virginia.
I further certify that concrete monuments shown thus * and iron pipe shown thus o have been placed as indicated in accordance with the Fairfax County subdivision ordinance, and that the bearings shown hereon refer to the True Meridian.
Given under my hand this 24th Day of April 1956.

J. D. Payne
CERTIFIED LAND SURVEYOR

Photostatic of File

1507 319



FRONT ELEVATION



RIGHT ELEVATION

*1125 ORMOND COURT
MCLEAN, VIRGINIA 22101*



REAR ELEVATION

*1125 ORMOND COURT
MCLEAN, VIRGINIA 22101*



LEFT ELEVATION