

LISTING DETAILS

- **Property Type:** Residential
- **Structure Type:** Detached
- **Architectural Style:** Country Manor
- **Home Warranty:** Yes
- **New Construction:** Yes
- **Story Levels:** Main, Upper, Lower
- **Federal Flood Zone:** No
- **Year Built:** 2021
- **Total SqFt:** 6540
- **Living Area SqFt:** 6540
- **Finished Percent:** 100.00
- **Price Per Finished SqFt:** \$341
- **Above Grade Finished SqFt:** 4375
- **Below Grade Finished SqFt:** 2165
- **Veranda/Porch/Deck/Balcony SqFt:** 1,200
- **Garage:** Attached 3 Car
- **Framing:** 2x6 Stud Exterior Walls, 22" Height Between Floors
- **Insulation:** R-21 Walls, R-38 Attic
- **Siding:** Royal Celect® Limited Lifetime Warranty
- **Roof:** Architectural Shingle
- **Other Structures:** Private Bridge or Parking
- **Lot Features:** Backs To Trees, Corner, Landscaping, Trees/Wooded, Stream/Creek
- **Lot Size Acres:** 0.51
- **Lot SqFt:** 22,276
- **Zoning:** R-2
- **In City Limits:** No
- **Transportation:** Metro/Subway Station 1 to 3 miles, Bus Stop less than 1 mile

INTERIOR FEATURES

- **Appliances:** All Steel Appliances.
 - Main Kitchen: Built-In Microwave, 36” Oven/Range – Gas, Dishwasher= 2, Disposal= 2, Commercial Exhaust Fan Hood, 48” Refrigerator/Freezer w/ Ice maker, Wall Oven – Electric
 - Butler Pantry: Under Counter Wine Cooler
 - In-Law or Study 2nd Kitchen: Refrigerator/Freezer w/ Ice maker, Dishwasher,, Disposal, Microwave, (gas ready for Oven/Range)
 - Master Bedroom Coffee Bar: Under counter Beverage Refrigerator
 - Game Room Wet Bar: Ice Maker, Under counter Beverage Refrigerator
- **Flooring Types:**
 - Hardwood: Main Rooms 1st & 2nd flrs
 - Ceramic Tile: Bathrooms, Mudroom, Wine Cellar, Game Room Bar
 - Carpeted: Theater Room, Lower Level Bedroom or office:
 - LifeProof ® vinyl: Game Room
- **Top Interior Features:**
 - Gourmet Kitchen w/ 11’ island open to Family Room,
 - Separate 4 Room In-Law Suite: Bedroom (or possible office), Full BathRoom,2nd Kitchen & Living Room (or private Study)
- **Other Interior Features:** 5 Fireplaces, Formal/ Dining Room, 10’ Bar, Breakfast Area, Built-Ins, Butler Pantry, Ceiling Fan(s), Crown Moldings, Recessed Lighting, Master Suite Wet Room (w/ Jet Soaking Tub, Body Sprayers & double shower), Upgraded Countertops, Walk-In Closet(s), Wine Cellar, Home Theater, Attic storage
- **Window Features:** Double Pane, Energy Efficiency
- **Fireplace Features:** 5 Gas Fireplaces - Glass Doors, Mantel(s), Stone
- **Wall & Ceiling:** Dry Wall, 9’ Ceilings, Foyer 2 Story, Tray Ceilings, Crown Molding, Wainscoting
- **Basement** Finished, Rear Entrance, Sump Pump, Covered Walkout Stairs
- **Laundry:** Main Floor, Upper Floor, Lower Floor

BEDS/BATHS

- **Bedrooms:** 6
 - **Bedrooms Main Level:** 1
 - **Bedrooms Upper Levels:** 4
 - **Bedrooms Lower Levels:** 1

- **Bathrooms Total:** 7
- **Bathrooms Main Level:** Full = 1, Half = 1
- **Bathrooms Upper Level:** Full = 3
- **Bathrooms Lower Level:** Full = 1, Half = 1

EXTERIOR FEATURES

- **Veranda/Porch/Deck Finish:** Herringbone Porcelain Plank Tile
- **View:** Creek/Stream, Garden/Lawn
- **Other Structures:** Private Bridge For Parking & Walk-up Through Garden
- **Water Access Y/n:** No
- **Waterfront:** No
- **Pool:** No Pool
- **Parking Features:** Concrete Driveway
- **Garage Features:** Door Opener = 2, Inside Access, Side Walking Entry=2
- **Total Parking Spaces:** Garage= 3, Drive = 4, Front Access Bridge = 1

UTILITIES

- **Central Air:** Main & Lower Levels = 1, 2nd Level = 1
- **Cooling Fuel:** Electric Main & Lower Levels = 1
- **Forced Air Heating Fuel:** Main & Lower Levels = 1 Natural Gas, 2nd Level = 1 Electric
- **Hot Water:** Main & Lower Levels 60 Gal. Electric, 2nd Level 89 Gal. Electric
- **Utilities:** All Under Ground
 - **Sewer/Septic System:** Public Sewer (New Lines From Street)
 - **Electric:** 400 amp Service Dominion Electric (New Lines From Street)
 - **Water Source:** Public (New Lines From Street)
 - **Natural Gas:** Washington Gas (New Lines From Street)
 - **Fios:** Verizon (New Lines From Street)
 - **Municipal Refuse:** \$370.00
- **HOA/Condo/Coop Association:** No

LOT LOCATION INFO

- **Property Condition:** Excellent
- **Land Assessed Value:** \$271,000 (Original Home)
- **Lot Features:** Backs To Trees, Corner, Landscaping, Trees/Wooded, Stream/Creek
- **Lot Size Acres:** 0.51
- **Lot SqFt:** 22,276
- **Zoning:** R-2
- **In City Limits:** No
- **Transportation:** Metro/Subway Station 1 to 3 miles, Bus Stop less than 1 mile

TAX & SCHOOL INFO

- **County Tax:** \$3,225.00 (Original Property)
- **Tax Assessed Value:** \$280,440.00 (Vacant Site)
- **Tax Map Id Number and Tax District:** 0602 24 0047 - 50100
- **County Tax Payment Frequency:** Annually
- **Tax Year:** 2020
- **School District Name:** FAIRFAX COUNTY PUBLIC SCHOOLS
- **Location Type:** Suburban
- **Country:** Us
- **County:** Fairfax-Va
- **City Name:** FALLS CHURCH
- **Directions to Property:** Waze or gps
- **Latitude:** 38.84892510
- **Longitude:** -77.17832720
- **Street Name & #:** 6723 VALLEY BROOK Dr.
- **Subdivision:** HOLMES RUN PARK
- **Zip Code:** 22042

ROOM COUNT BASIC INFO

ROOM 1

- **Type:** Master Bedroom
- **Level:** Upper 1

- **Length:** 21'
- **Width:** 15'
- **Features:** Private 10'x6' Balcony, Crown Molding, 10 ft Trey Ceiling w/ indirect lighting, Fireplace – Gas w/ Blower, Flooring - Hardwood, Walk-In Closet (12.5'x10.5'), Wet Bar, Chandelier

ROOM 2

- **Type:** Master Bathroom Ensuite
- **Level:** Upper 1
- **Length:** 18'
- **Width:** 8'
- **Features:** Double Sink, Flooring - Tile, Wet-Room Jet Soaking Tub, Double Head Shower, Body Spray, Countertop(s) – Quartz, Double Sinks, Linen Closet

ROOM 3

- **Type:** Bedroom #2
- **Level:** Upper 1
- **Length:** 11'
- **Width:** 14'
- **Features:** Ceiling Fan, Flooring - Hardwood, Walk-In Closet

ROOM 4

- **Type:** Bathroom #2 Ensuite
- **Level:** Upper 1
- **Length:** 11'
- **Width:** 5
- **Features:** Tub Shower, Flooring – Tile, Built-ins

ROOM 5

- **Type:** Bedroom #3
- **Level:** Upper 1
- **Length:** 11'
- **Width:** 14'

- **Features:** Ceiling Fan, Flooring - Hardwood, Walk-In Closet

ROOM 6

- **Type:** Bathroom #3 (Jack & Jill) Ensuite
- **Level:** Upper 1
- **Length:** 14'
- **Width:** 9'
- **Features:** Flooring - Tile, Countertop(s) - Quartz, Double Sink, Separate Shower Room

ROOM 7

- **Type:** Bedroom #4
- **Level:** Upper 1
- **Length:** 14
- **Width:** 15
- **Features:** Ceiling Fan, Flooring - Hardwood, Walk-In Closet

ROOM 8

- **Type:** Laundry
- **Level:** Upper 1
- **Length:** 20'
- **Width:** 8'
- **Features:** Flooring - Tile, Built-Ins

ROOM 9

- **Type:** Foyer
- **Exists:** Yes
- **Level:** Main
- **Length:** 25
- **Width:** 12
- **Features:** 20' Ceiling Height, Chair Rail, Built-Ins, Crown Molding, 2 Closets

ROOM 10

- **Type:** Main Kitchen

- **Level:** Main
- **Length:** 19'
- **Width:** 15'
- **Features:** Built-Ins, Countertop(s) – Quartz & Butcher Block, 11' Island Crown Molding, Flooring - Hardwood, Double Sink, Oven/Range – Gas, Double Dishwashers, Wall Microwave, Wall Oven #2

ROOM 11

- **Type:** Living Room
- **Level:** Main
- **Length:** 19
- **Width:** 15
- **Features:** Open to Kitchen, Double Atrium Doors to Rear Screened Porches, Crown Molding, Flooring - Hardwood, Fireplace – Gas w/ thermostat & Blower, Ready for Chandelier or Ceiling Fan, Location For Door to Convert In-Law Bedroom to Office

• **ROOM 12**

- **Type:** Screened Porch
- **Level:** Main
- **Length:** 18'
- **Width:** 12'
- **Features:** Flooring – Porcelain Tile Plank Herringbone pattern, Fireplace - Gas, Cathedral 6" T&G Plank Ceiling with Beams, 2 Screen Doors, Adjacent Grill Porch w/ Gas for Out Door Kitchen

ROOM 13

- **Type:** Breakfast Room
- **Level:** Main
- **Length:** 10
- **Width:** 7
- **Features:** Flooring – Hardwood, Open to Kitchen, Surrounded by Windows, Chandelier

ROOM 14

- **Type:** Mud Room
- **Level:** Main
- **Length:** 7

- **Width:** 9
- **Features:** Access From Kitchen to Garage, Flooring - Tile, Built-ins, Bench Seat, Coat Closet

ROOM 15

- **Type:** Butler Pantry
- **Level:** Main
- **Length:** 7
- **Width:** 9
- **Features:** Between Kitchen & Dining Room, Beverage Sink, Crown Molding, Flooring - Hardwood, Built-ins, Under Counter Wine Chiller, Walk-in Shelf Pantry

ROOM 16

- **Type:** Formal Dining Room
- **Level:** Main
- **Length:** 15'
- **Width:** 15'
- **Features:** Flooring - Hardwood, Trey Ceiling, Double Pocket Doors, Crown Molding, Atrium Door to Veranda

ROOM 17

- **Type:** Half Bath Hall Powder Room
- **Level:** Main
- **Length:** 4'
- **Width:** 7'
- **Features:** Flooring - Tile, Chair Rail, Pocket Door

ROOM 18

- **Type:** Bedroom #5 on In-Law Ensuite
- **Level:** Main
- **Length:** 4'
- **Width:** 7'
- **Features:** Flooring - Hardwood, Ceiling Fan, Closet, Sliding Door to Private Covered Patio, Alternative Use as Office as or w/ Door installed to Living Room

ROOM 20

- **Type:** Bathroom In-Law Ensuite
- **Level:** Main
- **Length:** 11'
- **Width:** 8'
- **Features:** Flooring - tile, Countertop(s) - Quartz, Double Sink, Shower, Linen Closet

ROOM 21

- **Type:** In-Law Laundry Room
- **Level:** Main
- **Length:** 4'
- **Width:** 4'
- **Features:** Flooring – Tile, Ready for Stack Washer/Dryer

ROOM 22

- **Type:** In-Law Kitchen
- **Level:** Main
- **Length:** 9'
- **Width:** 16'
- **Features:** Flooring - Hardwood, Built-Ins, Counters – Quartz, Eat At Island, Microwave, Refrigerator w/ Ice Maker

ROOM 23

- **Type:** In-Law Living Room or Study
- **Level:** Main
- **Length:** 15'
- **Width:** 15'
- **Features:** Open to Kitchen, Flooring - Hardwood, Fireplace – Gas w/ blower, Alternative Use As Office

ROOM 24

- **Type:** Game Room
- **Level:** Lower

- **Length:** 36'
- **Width:** 29'
- **Features:** Flooring – LifeProof® Plank Vinyl, Fireplace - Gas, Covered 8'x10' Walk-out, 2nd Mud Room, Walk-in Closet(s), 10' Wet Bar, Arcade Wall, Pool Table Area, Card Table Area

ROOM 25

- **Type:** Guess Bedroom #6
- **Level:** Lower
- **Length:** 15'
- **Width:** 12'
- **Features:** Flooring – Carpet, Walk-In Closet, Ceiling Fan, Possible Office Use

ROOM 26

- **Type:** Bathroom Ensuite
- **Level:** Lower
- **Length:** 12'
- **Width:** 9'
- **Features:** Flooring - Tile, Tub Shower, Linen Closet

ROOM 27

- **Type:** Half Bath Powder Room
- **Level:** Lower
- **Length:** 6
- **Width:** 6
- **Features:** Flooring - Tile

ROOM 28

- **Type:** Theater Room
- **Level:** Lower 1
- **Length:** 20'
- **Width:** 15'
- **Features:** Flooring – Carpet, Tiered Levels, Trey Ceiling, Theater Wall Sconces, Pre-wired, Electronic Closet w/ Whole-House Wifi Network

ROOM 29

- **Type:** Laundry Room #3 - Utility Room
- **Level:** Lower
- **Length:** 12'
- **Width:** 15'
- **Features:** Flooring – Finished Concrete, Full Washer/Dryer Hookup, Sump Pump w/ Battery Backup & 2nd Pump, Dehumidifier

ROOM 30

- **Type:** Exercise Room
- **Level:** Lower
- **Length:** 13'
- **Width:** 10'
- **Features:** Flooring – LifeProof® Plank Vinyl, Ceiling Fan, TV Feed

ROOM 31

- **Type:** Wine Cellar
- **Level:** Lower
- **Length:** 10'
- **Width:** 6'
- **Features:** Flooring – Tile, Countertop – Quarts, Racks for 300 Bottles, Room Chiller

ROOM 32

- **Type:** Front Veranda & Gazebo
- **Level:** Exterior
- **Length:** 75'
- **Width:** 7'
- **Features:** Flooring – Porcelain Tile Plank Herringbone pattern, Ceiling Fan in Gazebo