

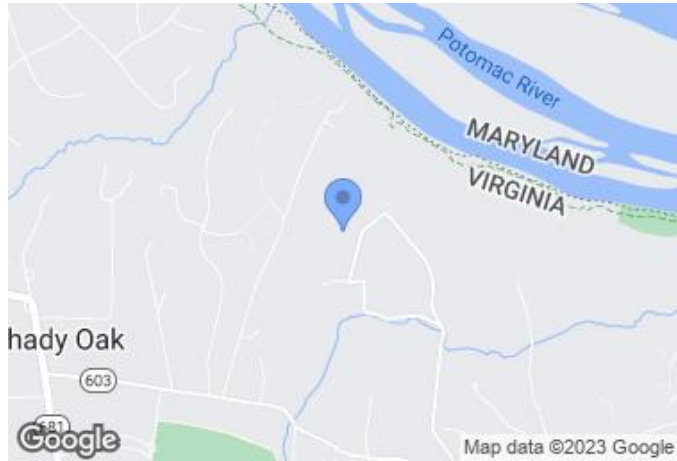
Client Full

9565 Edmonston Dr, Great Falls, VA 22066

Active

Residential

\$5,205,465



Recent Change: **06/11/2023 : New Active : ->ACT**

MLS #:	VAFX2131248	Beds:	6
Tax ID #:	0043 05 0014	Baths:	6 / 2
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	5,543 / Estimated
Structure Type:	Detached	Price / Sq Ft:	939.11
Levels/Stories:	2	New Construct:	Yes - Not Completed
Waterfront:	No	Property Condition:	Excellent
Garage:	Yes	Style:	Contemporary
		Central Air:	Yes
		Basement:	Yes

Location

County:	Fairfax, VA	School District:	Fairfax County Public Schools
In City Limits:	No		
Legal Subdivision:	GEORGE C AND RITA B DAVI		
Subdiv / Neigh:	CARRWOOD ESTATES		

Taxes and Assessment

Tax Annual Amt / Year:	\$10,864 / 2023	Tax Assessed Value:	\$950,000 / 2023
County Tax:	\$10,545 / Annually	Special Assmt:	\$318.25
Zoning:	100		

Rooms

			Bed	Bath
Primary Bedroom:	Upper 1	Attached Bathroom, Balcony Access, Soaking Tub, Walk-In Closet(s)	Main 1	1 Full, 1 Half
Bedroom 3:	Upper 1	Attached Bathroom	Upper 1 4	4 Full
Bedroom 4:	Upper 1	Attached Bathroom	Lower 1 1	1 Full, 1 Half
Bedroom 5:	Upper 1	Attached Bathroom		
Laundry:	Upper 1			
Primary Bedroom:	Main	Attached Bathroom, Soaking Tub, Walk-In Closet(s)		
Kitchen:	Main	Double Sink, Pantry		
Study:	Main			
Living Room:	Main	Fireplace - Gas		
Dining Room:	Main			
Half Bath:	Main			
Mud Room:	Main			
Bedroom 6:	Lower 1	Attached Bathroom		
Exercise Room:	Lower 1			
Recreation Room:	Lower 1			
Half Bath:	Lower 1			

Building Info

Builder Model:	Nido House 2.0	Main Entrance Orientation:	West
Builder Name:	AV Architects + Builders	Construction Materials:	Cement Siding
Above Grade Fin SQFT:	5,543 / Estimated	Flooring Type:	Hardwood, Tile/Brick
Below Grade Fin SQFT:	1,975 / Estimated	Roof:	Flat, Metal, Other
Total Below Grade SQFT:	1,975 / Estimated		
Total Fin SQFT:	7,518 / Estimated		
Total SQFT:	7,518 / Estimated		
Foundation Details:	Brick/Mortar		
Basement Type:	Fully Finished		

Lot

Lot Acres / SQFT: 5a / 217800sf / Estimated
Location Type: Rural

Road: Black Top / Private, Road
Maintenance Agreement
Lot Features: Road Frontage, Rural

Parking

Attached Garage - # of Spaces 3
Features: Attached Garage, Garage - Side Entry
Total Parking Spaces 3

Interior Features

Interior Features: Bar, Breakfast Area, Built-Ins, Butlers Pantry, Ceiling Fan(s), Dining Area, Family Room Off Kitchen, Floor Plan - Open, Kitchen - Eat-In, Kitchen - Gourmet, Kitchen - Island, Primary Bath(s), Soaking Tub, Upgraded Countertops, Walk-in Closet(s), Wood Floors; Fireplace(s): 1; Built-In Microwave, Built-In Range, Dishwasher, Disposal, Dryer, Range Hood, Refrigerator, Washer; Accessibility Features: None

Exterior Features

Exterior Features: Extensive Hardscape; Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Central; Heating Fuel: Electric; Hot Water: 60+ Gallon Tank, Propane; Water Source: Well; Sewer: Septic = # of BR

Remarks

Public: The Nido House 2.0 is the latest architectural project designed by AV Architects + Builders. Designed specifically for the greater Washington DC area, this Vacation-Style Living home embraces the surrounding natural beauty of the Mid-Atlantic climate by seamlessly integrating indoor and outdoor spaces to create an atmosphere of spaciousness and harmony. Representing a perfect blend of simplicity, elegance, and modernity. From its sleek exterior form and finishes to its thoughtfully designed interior layout, the Nido House 2.0 exudes a sense of refined aesthetics. The clean lines and open first floor plan establish a seamless flow between different spaces, promoting a sense of unity and continuity throughout the home. The focus is on creating an environment that invites nature inside, allowing residents and guests to fully appreciate the beauty of the outdoors and reap the benefits of such a connection. One of the standout features of the Nido House 2.0 is its integration of the outdoor spaces with the indoor living areas. The outdoor entertaining area, complete with an optional outdoor kitchen and pool, becomes an extension of the home, blurring the boundaries between the inside and outside. Likewise, the indoor spaces open up entirely, allowing the residents to enjoy the refreshing ambiance of the outdoor environment. The optional pool with its accompanying deck and covered patio provides an oasis for relaxation and entertainment, while the second-floor balcony off the owner's bedroom offers a picturesque view of the outdoor entertaining area. Spread across three levels, the Nido House 2.0 offers an abundance of space for comfortable living. The lower level encompasses 1,975 square feet, providing ample room for various activities and functions. The main level boasts 3,148 square feet of living space, designed with an open concept to facilitate easy movement and a seamless connection between different areas. The upper level adds an additional 2,395 square feet to the home, featuring generous bedrooms and additional gathering spaces. With a total living area of 7,517 square feet and elevator-ready, the Nido House 2.0 ensures that residents have plenty of room to live and relax comfortably. The house features six bedrooms and six baths with a walkout patio for the lower-level bedroom. The home features two owner's suites, one on the main level and another on the upper level. Both owner's suites are equipped with large spa baths and walk-in closets. A three-car garage provides ample space for vehicle storage, while further enhancing the convenience and functionality of the home. Situated on a generous 5-acre lot, the Nido House 2.0 offers a serene and private setting for its residents. The expansive outdoor space provides endless possibilities for outdoor activities, whether it's enjoying the optional pool and outdoor kitchen, hosting gatherings, or simply basking in the tranquility of nature. The Nido House 2.0 is an architectural masterpiece that seamlessly blends modern design, functionality, and a deep connection to nature. With its inviting and spacious interiors, carefully integrated outdoor spaces, and prime location in the greater Washington DC area, this Vacation Style Living home is a true sanctuary that offers the perfect balance between modern living in a fast-paced area and the serenity gained from a connection with nature.

Directions

If coming from the west on Georgetown Pike, take Springvale Rd for 2.2 miles to a right on Beach Mill Rd, after 0.6 miles turn right on to Walker Rd, 0.2 mile take a left on to Beach Mill Rd, 1.1 miles left on to Carrwood Rd, 0.7 miles left on to Edmonston Drive, the lot is 400 feet on the right.

Listing Details

Original Price:	\$5,205,465	DOM:	2
Vacation Rental:	No	Listing Terms:	Builder Warranty
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	06/05/2023	Home Warranty:	Yes
Possession:	Coin w/Sell Sett		
Disclosures:	Build to Suit		

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