



A Kitchen Rebuilt Around Thermador and Sub-Zero

Double oven with convection, steam and rotisserie · Sub-Zero refrigerator · Avalon wine refrigerator · Quartz counters and a large center island

Two-Story Family Room, Stone Fireplace

Floor-to-ceiling stone · A wall of windows to the trees · Opens off the breakfast room

Walk-Out Lower Level Built for Company

Recreation room with a second fireplace · Wet bar upgraded 2026 · Fifth bedroom and full bath · Covered patio off the back

Cul-de-Sac in Wolf Trap Downs

0.36 acre, tree-lined and fully fenced · Spacious deck · Roof 2025, HVAC 2019, water heater 2025 · Repainted inside and out, 2026

Comparable Property Analysis

These qualified comparable properties authenticate the Casey Samson Team value range below.

PROPERTY	BUILT	FINISHED SF	LOT	ASSESSMENT	SALES PRICE
9082 Best Bower	2000	3,920	15,400 SF	\$1,834,000	—
961 Nicholas Ct	2004	3,938	16,553 SF	\$1,651,180	\$2,011,116
2628 Five Oaks	2001	4,643	26,481 SF	\$1,627,660	\$2,024,351
9153 Riesley Ln	2003	4,895	11,419 SF	\$1,663,490	\$2,050,000
8228 Westchester	2005	4,301	—	\$1,648,390	\$2,045,000
Age & Size Average	1996	3,859	21,133 SF	\$1,574,244	\$1,770,600
Price Range Average	2009	4,118	16,183 SF	\$1,749,853	\$2,141,376

Authenticated Values™

Built 2000 · 3,920 SF · Assessment \$1,834,000

CUSTOMARY VALUE

\$1,905,000

PREMIUM VALUE

\$2,057,400

OTHER UPGRADES

Whole interior painting (Aug 2026)

Updated wet bar in basement (Aug 2026)

Replaced carpet in basement (Aug 2026)

Updated exterior lights (Aug 2026)

Exterior deck painting (Aug 2026)

Updated front landscaping (Sept 2026)

Replaced roof (Sept 2025)

Replaced garage door openers (Jul 2025)

Kitchen remodeling with new Thermador appliances — double oven with convection, steam oven and rotisserie, plus microwave and dishwasher

Replaced attic HVAC (Jul 2019)

New LG washer and dryer (Feb 2019)

Primary bathroom remodeling

New Fabrica carpet in the family room and upstairs bedrooms (Feb 2018)

Second wine refrigerator (GE Monogram) in the basement wet bar

Hunter Douglas blinds throughout — a mix of original vertical blinds and horizontal blinds replaced more than 10 years ago

What the Owners Love

Quiet neighborhood with great neighbors

Great school pyramid

Close to Tysons and the beltway

In Vienna but just outside town limits — no Vienna property tax

Vibrant restaurant and shopping scene

Close to Capital One Hall, Wolf Trap and Dulles airport

Southern exposure with plenty of sunlight

Easy access to Whole Foods, Wegmans, Giant, Harris Teeter and Safeway

Easy access to multiple gyms and yoga studios



Morgan Samson & Colby Smyth

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