



6 BEDROOMS	4.5 BATHROOMS	4,754 FINISHED SF	3 LEVELS	0.31 ACRE LOT	2007 YEAR BUILT	2 CAR GARAGE	None HOA
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Remodeled Top to Bottom, 2021–22

Kitchen, baths, flooring and paint · Quartz counters and an oversized island · Premium stainless appliances · Furnace 2022, hot water 2023

Owner’s Suite with a Sitting Area

Walk-in closet and en suite bath · Four more bedrooms and two full baths upstairs · Laundry on the bedroom level

Finished Lower Level, Two More Bedrooms

Recreation room · Full bath · Storage · Six bedrooms and 4.5 baths in all

Ayr Hill Heights, Walk to Church Street

0.31 acre, level and private · Large deck, fire pit, mature landscaping · Two-car side-loading garage · No HOA

Comparable Property Analysis

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

PROPERTY	BUILT	FINISHED SF	LOT	ASSESSMENT	SALES PRICE
502 MacArthur Ave NE	2007	3,854	13,400 SF	\$2,068,000	—
118 Oak St SW	2020	4,060	12,721 SF	\$2,039,470	\$2,399,999
1712 Abbey Oak Dr	2015	3,777	30,492 SF	\$1,649,780	\$2,370,000
204 Battle St SW	2018	3,687	10,792 SF	\$1,900,270	\$2,349,000
121 Tapawingo Rd SW	2016	3,740	10,150 SF	\$1,822,380	\$2,275,000
Age & Size Average	2015	3,832	13,970 SF	\$1,820,328	\$2,112,872
Price Range Average	2016	3,775	13,280 SF	\$1,879,690	\$2,299,750

Authenticated Values™

Built 2007 · 3,854 SF · Assessment \$2,068,000

CUSTOMARY VALUE

\$2,244,313

PREMIUM VALUE

\$2,423,858

OTHER UPGRADES

Over \$600,000 in improvements!

No HOA

Paint (interior and exterior) 2022

Kitchen fridge 2022

Complete home remodel 2021–2022

Flooring — hardwoods on main level, carpet upstairs, LVP basement 2021

Kitchen ovens and microwave 2017

Dishwasher 2016

Roof 2007

Siding 2007

Windows 2007

Sump pump 2007

Public sewer, public water

4,754 finished square feet

SCHOOLS

Wolf Trap Elementary School

Thoreau Middle School

Madison High School

What the Owners Love

Quiet neighborhood with an annual block party and access to the W&OD Trail

Private backyard

Walk to Wolf Trap Elementary, Glyndon Park and Northside Park

Walkable to Historic Church Street and Town of Vienna events — the Halloween Parade, Chillin' on Church, Oktoberfest, Viva Vienna, Concerts on the Green and the Church Street Stroll

No hassles with parking

Less than a mile to Maple Avenue restaurants, grocery, pharmacy and gas

Close to Tysons shopping, Metro stations and Capital One Hall

Easy access to Route 66, the Dulles Toll Road and the airports

Five minutes from Wolf Trap National Park for the Performing Arts



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