



# Just Listed

**3224  
WYNFORD DRIVE**

Fairfax, VA 22031

**VIRTUAL TOUR**  
SuttonPlaceHome.com

**m THE  
MUSSER  
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## Welcome Home!

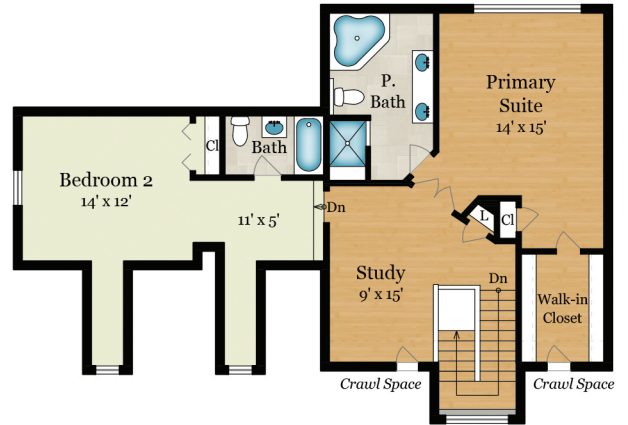
Nestled on a serene 1 acre lot, this beautifully renovated & expanded home offers a luxurious and cozy retreat with its own heated saltwater pool and spa, and direct access to a 40-mile cross county walking trail. Step inside to discover an inviting main level with an open layout connecting the modern kitchen, living, and dining areas. The kitchen boasts stainless steel appliances, granite countertops, a gas range, and a quartz countertop island with bar seating, while the two bedrooms, two full baths and laundry room complete the level. The recently completed attached garage easily doubles as a home gym with airy high ceilings and mirrors. Upstairs, the primary suite beckons with hardwood floors, a walk-in closet, and an ensuite bath featuring a soaking tub, shower with steam sauna, and dual vanity sinks. An additional bedroom with an ensuite bath and a versatile study area complete the upper level.

The lower level serves as an entertainment hub with a spacious family/media room highlighted by a cozy brick fireplace and a projector and screen. Two more bedrooms and a full bath offer ample accommodation options for guests or family members. Outside, a newly redone stamped concrete driveway (2023) adds to the curb appeal of this already impressive home. Located in a community with top-rated schools including Mantua, Frost, and Woodson, and just minutes from the vibrant Mosaic District and Dunn Loring Metro, this home offers the perfect blend of luxury and convenience. Don't miss the chance to make this wonderful property your own - come and see!





**MAIN LEVEL**  
1,560 SQ FT



**UPPER LEVEL**  
1,110 SQ FT



**LOWER LEVEL**  
1,295 SQ FT

**Estimated Total Finished  
Square Footage: 3,965 SQ FT**

Above-Grade: 2,670 SQ FT Below-Grade: 1,295 SQ FT

Plus 215 SQ FT Garage on Main Level

Plus 120 SQ FT Storage on Lower Level

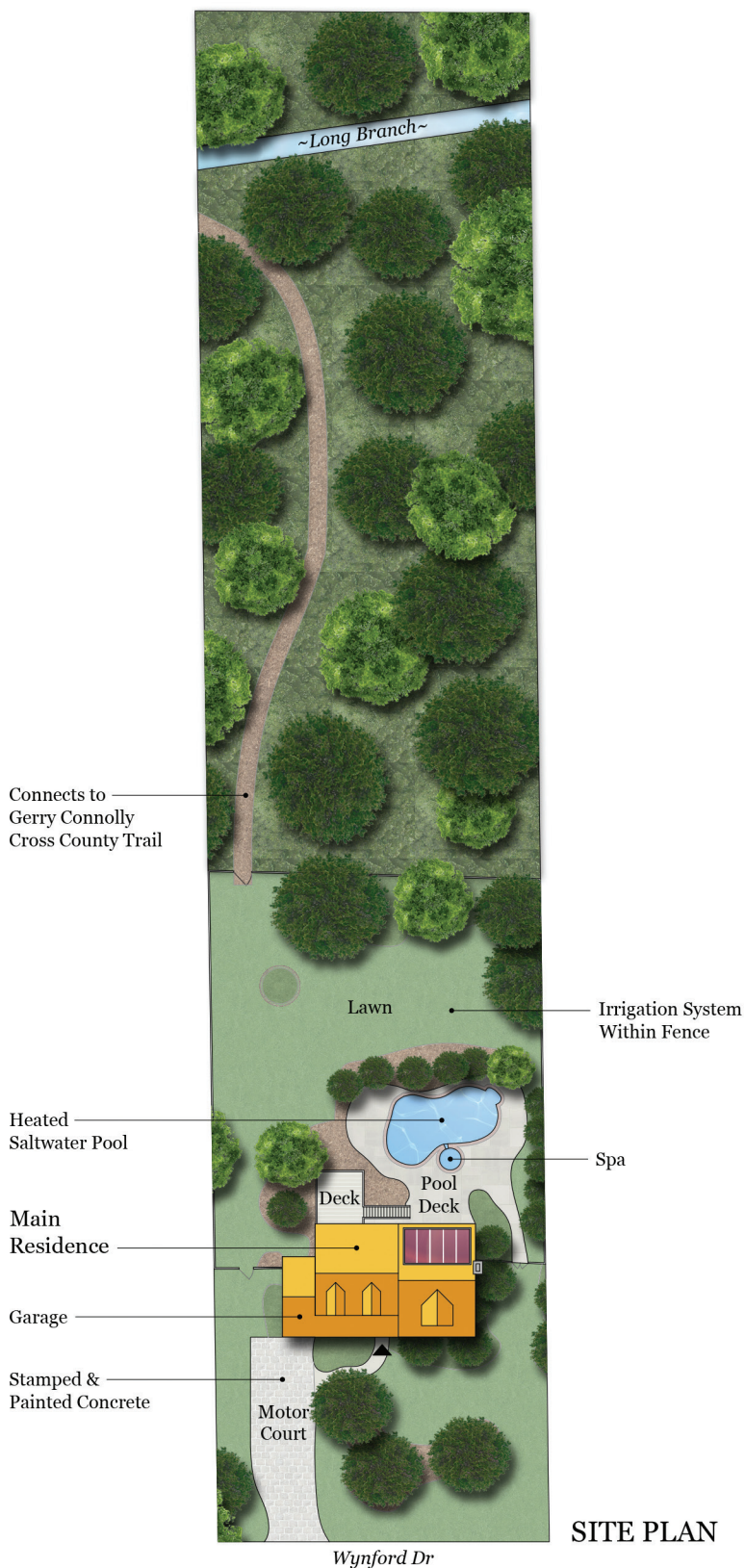
Calculated per ANSI Standard Z765-2003.

\* Estimated Total Finished & Unfinished Square Footage: 4,300 SQ FT



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FAIRFAX, VA 22031



# Features & Amenities

## GENERAL

- Thoughtfully expanded Sutton Place home
- Features 3,900+ square feet of finished living space
- Renovated kitchen with quartz countertop island
- Private setting with expansive one-acre lot
- Heated saltwater pool and spa
- Trail on property connects with 40-mile cross-county walking trail
- Stamped concrete driveway
- Walk/bike/drive to Mosaic District and Dunn Loring Metro
- Highly rated schools: Mantua, Frost, and Woodson

## MAIN LEVEL

### Living Room 20' x 18'

- Recessed lights
- Open to kitchen
- Gas fireplace with mantle
- Custom built-ins
- Large picture window overlooking backyard
- Arched doorway to foyer
- Oak hardwood floors | 2022

### Kitchen 18' x 10'

Renovated in 2017

- Recessed lights and pendant lighting

- Granite countertop
- Subway tile backsplash
- Island with quartz countertop and bar top seating
- Open to living and dining rooms
- Oak hardwood floors | 2022

### Dining Room 16' x 10'

- Recessed lights
- Bay window
- White painted exposed brick
- Open to kitchen
- Oak hardwood floors | 2022

### Bedroom 3 11' x 10'

- Recessed lights
- Oak hardwood floors | 2022

### Bedroom 4 16' x 22'

- Recessed lights
- Ceiling fan
- Ensuite bath
- Oak hardwood floors | 2022

### Full Hall Bath

- Vanity Sink
- Tub shower
- Tile floors

### Laundry Room

- Recessed lights
- Utility sink

- Oak hardwood floors | 2022

## UPPER LEVEL

### Primary Suite 14' x 15'

- Ceiling fan
- Large picture window overlooking backyard
- Walk in closet
- Hardwood floors

### Primary Bath

- Double vanity sink
- Soaking tub with tile surround
- Standing shower with steam sauna and tile surround
- Tile floors

### Study 9' x 15'

- Hardwood floors

### Bedroom 2 14' x 12'

- Two skylights
- Ceiling fan
- Carpet
- Ensuite bath

## LOWER LEVEL

### Family/Media Room 17' x 21'

- Recessed lights
- Gas fireplace with wood mantle
- Theater-style projector setup
- Exposed brick wall
- Carpet
- Walk out to pool deck

### Bedroom 5 12' x 9'

### Bedroom 6 10' x 15'

- Windows with views of back yard
- Hardwood floors

### Full Bath

- Vanity sink
- Standing shower
- Tile floors

### Workshop 25' x 8'

- Extra storage/mudroom attached
- Hardwood floors

### Laundry Room/Pantry 21' x 9'

- Additional washer and dryer
- Utility sink

## LOCATION

- Mosaic District 1.4 miles
- INOVA Fairfax Hospital 2.0 miles
- Dunn Loring Metro Station 2.2 miles
- Tyson's Corner Shopping Center 4.9 miles
- Washington, D.C. 15.5 miles
- Easy Access to Route 50 and 495

3224

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## VIRTUAL TOUR

SuttonPlaceHome.com

All information deemed reliable, but should be independently verified.



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