# $2,599,900 - 5225 Little Falls Rd, ARLINGTON

MLS® #VAAR2059490

**$2,599,900**
6 Bedroom, 6.50 Bathroom, 6,826 sqft
Residential on 0.26 Acres

ROCK SPRING, ARLINGTON, VA

Introducing 5225 Little Falls Rd, a breathtaking new construction home by Touchstone Homes, located in the coveted Rock Spring neighborhood of Arlington, VA. This nearly 7,000-square-foot residence, situated on an expansive 11,200-square-foot lot, offers an unparalleled blend of luxury, comfort, and customization opportunities. Open Sunday 2-4!

Zoned for the highly regarded Discovery Elementary, Williamsburg Middle, and Yorktown High School districts, this home is perfectly positioned for families seeking an exceptional location. The exterior showcases timeless Hardiplank siding, durable 30-year architectural shingles, and energy-efficient Andersen 200 Series windows and doors.

Inside, the home impresses with modern elegance. Wide-plank 8 â€• Opus European White Oak engineered flooring graces the first and second levels, while the lower level features Coretec Pro Plus LVT and upgraded carpeting in the media room for added comfort. A 40â€• Callaway linear fireplace with remote adds a cozy yet sophisticated touch to the main living space, and custom tilework enhances every room.

The chefâ€™s kitchen is a true standout, designed with Fabuwood cabinets, a custom range hood, sleek quartz countertops, and a premium Subzero/Wolf appliance package. It

includes a 42â€• panel-ready refrigerator, a 36â€• 6-burner range, a 30â€• E-Series oven, and a 24â€• panel-ready Bosch dishwasher, ensuring a culinary experience of the highest caliber.

The property features a very large fenced backyard, ideal for outdoor activities and gatherings. For those seeking even more, there is an option to add a screened-in porch, offering a unique opportunity to customize this incredible space to your exact needs.

Modern conveniences include high-efficiency Carrier HVAC systems, wireless Honeywell thermostats, energy-saving LED recessed lighting, and a 75-gallon hot water heater. Designer fixtures from Visual Comfort, Kichler, and others provide a sophisticated aesthetic, while Brizio and Delta plumbing fixtures add a luxurious touch.

Peace of mind comes with the comprehensive Builderâ€™s New Home Warranty, ensuring your investment is protected. From expansive living areas perfect for entertaining to cozy spaces designed for family enjoyment, this home has it all.

Donâ€™t miss this opportunity to own a one-of-a-kind property in a premier Arlington location. Contact us today with any questions and to take advantage of the final customization options. Schedule your private tour of 5225 Little Falls Rd and discover why this exceptional home is the perfect place to call your own.

Built in 2025

## Essential Information

| | |
|---|---|
| MLS® # | VAAR2059490 |
| Price | $2,599,900 |

| | |
|---|---|
| Bedrooms | 6 |
| Bathrooms | 6.50 |
| Full Baths | 6 |
| Half Baths | 1 |
| Square Footage | 6,826 |
| Acres | 0.26 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Colonial |
| Status | Active |

**Community Information**

| | |
|---|---|
| Address | 5225 Little Falls Rd |
| Subdivision | ROCK SPRING |
| City | ARLINGTON |
| County | ARLINGTON-VA |
| State | VA |
| Zip Code | 22207 |

**Amenities**

| | |
|---|---|
| Parking | Concrete Driveway |
| # of Garages | 2 |
| Garages | Garage Door Opener, Garage - Front Entry |

**Interior**

| | |
|---|---|
| Heating | Zoned, Humidifier, Programmable Thermostat, Forced Air |
| Cooling | Central A/C |
| Has Basement | Yes |
| Basement | Fully Finished, Full |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas/Propane |
| # of Stories | 3 |
| Stories | 3 |

**Exterior**

| | |
|---|---|
| Exterior | HardiPlank |
| Roof | Asphalt |

| | |
|---|---|
| Foundation | Passive Radon Mitigation, Concrete Perimeter |

## School Information

| | |
|---|---|
| District | ARLINGTON COUNTY PUBLIC SCHOOLS |
| Elementary | DISCOVERY |
| Middle | WILLIAMSBURG |
| High | YORKTOWN |

## Additional Information

| | |
|---|---|
| Date Listed | September 9th, 2025 |
| Days on Market | 41 |
| Zoning | R10 |

## Listing Details

| | |
|---|---|
| Listing Office | Brock Realty |

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker.The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.
Listing information last updated on October 19th, 2025 at 9:45pm EDT