

\$1,679,000 - 601 Hillwood Ave, FALLS CHURCH

MLS® #VAFA2003342

\$1,679,000

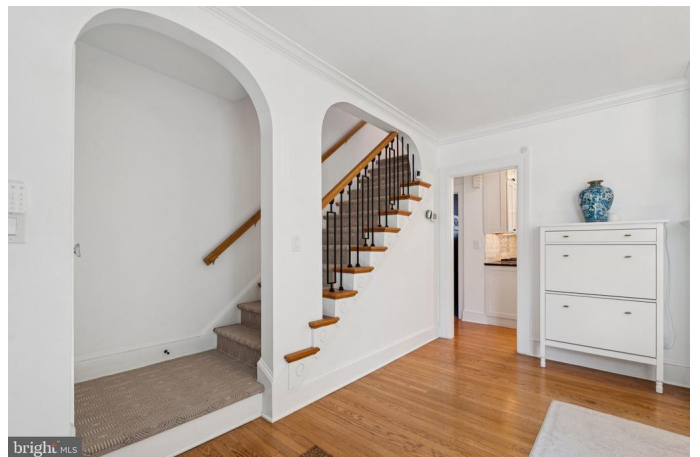
3 Bedroom, 2.50 Bathroom, 3,720 sqft

Residential on 0.34 Acres

HILLWOOD, FALLS CHURCH, VA

****OPEN HOUSE BY APPOINTMENT, SUN
OCT 19 from 1-3** PLEASE CALL/TEXT
LISTING AGENT**

In the coveted heart of Falls Church City stands one of Hillwood Avenue's red-brick originals, reborn with a designer's eye and a craftsman's precision. With over 3,700 square feet of refined interiors, including a fully finished 1,200+ sq. ft. lower level that lives like a private retreat, every inch is refined for beauty and function: crisp detailing, balanced textures, and discreet built-ins. Following an extensive 2023, design-directed remodel, the home showcases bespoke millwork, solid-core doors, fitted cabinetry, curated lighting, and three bath remodels. From the exterior, 601 Hillwood welcomes you with a boxwood-lined walk, restored gas flame lantern, and expanded brick-edged drive fitting three cars. The main level flows through sunlit rooms and a four-season sunroom wrapped in floor-to-ceiling glass. A speakeasy-inspired study hides behind a paneled wall with custom cabinetry, marble dry bar, and artisanal lighting. A moody powder room adds boutique-hotel polish. A wood-burning fireplace anchors the living room. Upstairs: three serene bedrooms, custom closets for storage, and a reimagined bath with marble, double sinks, deep drawers, and an oversized vanity mirror with hidden cabinets. One bedroom conceals a sleek Murphy bed. The lower-level bonus room doubles as guest quarters with a custom Murphy bed with



cabinetry, gas fireplace, and a Japandi-inspired oversized bath. Walk to the new Whole Foods, Aldi, and popular bakeries like Godfrey's, Tatte, Paris Baguette, Falls Church's famous Saturday Farmers Market, Mary Riley Styles Library, Scramble play gym, and parks. Minutes to Founders Row and Modera with dining, cinemas, shops, and multiple fitness studios. One mile to East Falls Church Metro and a short stroll to the W & OD trail. This property captures city living at its most refined: thoughtful, livable, and unmistakably chic. Priced competitively at \$1,679,000 to reflect a design-forward remodel and turn-key functionality. Please include current pre-approval or proof of funds with showing request. Owner is a licensed real estate agent.

Notable Upgrades and Features: Thoughtful whole-home renovation with extensive 2023 design updates, including three beautifully redesigned baths. Electrical refreshed; new moldings and casing throughout; restored doors and walls. Baseboard radiators installed in place of the original iron system. Dual-zone state of the art Trane AC compressor systems offering AC throughout all three levels of the home; additional HVAC unit servicing four-season sunroom (three total). Installed radon mitigation system. Lutron dimmers and layered lighting enhance ambiance throughout. Lower level updated with new carpet, cabinetry, and restored gas fireplace. Driveway widened with brick edging and added fencing. Entryway landscaping redesigned, and rear yard leveled and reseeded for a smooth, pet- and child-friendly outdoor space. Insulated garage door and motor replaced, and historic gas flame lantern restored. See Updates Log for full list of updates.

Built in 1935

Essential Information

MLS® #	VAFA2003342
Price	\$1,679,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,720
Acres	0.34
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	601 Hillwood Ave
Subdivision	HILLWOOD
City	FALLS CHURCH
County	FALLS CHURCH CITY-VA
State	VA
Zip Code	22042

Amenities

Amenities	Wood Floors, Upgraded Countertops, Formal/Separate Dining Room
Parking	Concrete Driveway
# of Garages	1
Garages	Garage - Front Entry
View	Trees/Woods

Interior

Appliances	Dryer, Refrigerator, Washer, Stove
Heating	Hot Water
Cooling	Central A/C
Has Basement	Yes
Basement	Partially Finished, Outside Entrance, Sump Pump, English, Drainage System
Fireplace	Yes
# of Fireplaces	2

# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Exterior Features	Sidewalks, Fenced-Rear
Lot Description	Backs to Trees, Open, Lot Premium, Rear Yard, Front Yard
Roof	Architectural Shingle
Foundation	Block

School Information

District	FALLS CHURCH CITY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 16th, 2025
Days on Market	4
Zoning	R-1A

Listing Details

Listing Office	Douglas Elliman of Metro DC, LLC - Arlington
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