

\$1,435,000 - 9917 Colony Rd, FAIRFAX

MLS® #VAFC2007136

\$1,435,000

6 Bedroom, 5.50 Bathroom, 5,620 sqft
Residential on 0.24 Acres

FAIRMONT ESTATES, FAIRFAX, VA

Experience timeless luxury and exceptional craftsmanship in this exquisite six-bedroom, five-and-a-half-bath custom-built home, ideally located in the heart of Fairfax City, with the opportunity to assume a 2.75% mortgage rate!

The main level welcomes you with gleaming hardwood floors, elegant tray ceilings, and refined custom millwork. A gracious living room greets you to the left and a formal dining room greets you to the right, flowing seamlessly into a private home office featuring a coffered ceiling, rich wood detailing, and French doors that provide quiet focus and privacy—ideal for today’s work-from-home lifestyle. The spacious family room, with built-in shelving and a gas fireplace, connects effortlessly to the gourmet kitchen, a chef’s dream boasting top-of-the-line stainless steel appliances, granite countertops, a bright breakfast area, and a custom-built island with integrated wine storage. Two expansive decks extend the living space outdoors—perfect for entertaining or relaxed gatherings. A main-level bedroom with an en suite bath offers flexibility for guests or multigenerational living, while a stylish powder room completes the main level with sophistication and convenience.

Upstairs, the luxurious primary suite is a true retreat, showcasing a tray ceiling, cozy sitting area, gas fireplace, and two custom walk-in closets plus a spacious attached room ideal for



a third closet, dressing area, or private home office. The spa-inspired primary bath offers a sanctuary of relaxation with a gas fireplace, custom shower, two-person jetted tub, dual vanities, and built-in televisions for added indulgence. Three additional spacious bedrooms complete the upper level, along with a striking spiral staircase that leads to a private home theater featuring three rows of tiered seating—a true cinematic experience within the comfort of home.

The lower level is designed for recreation and rejuvenation, featuring recently replaced luxury vinyl plank (LVP) flooring, a large rec room with a fireplace, a custom wet bar, the home's sixth bedroom and full bath, and a dedicated home gym complete with an infrared sauna. From here, walk out to a beautifully designed stone patio with a built-in fire pit overlooking the serene, private backyard.

Perfectly positioned for convenience, this exceptional residence is just moments from the Army Navy Country Club and within easy reach of major commuter routes including I-66, Route 50, and Route 123. Both Dulles International Airport and Reagan National Airport are less than 30 minutes away, offering seamless access for business or leisure travel.

An extraordinary opportunity to enjoy refined living close to Fairfax City's charming shops, restaurants, and schools—9917 Colony Road blends sophistication, comfort, and modern convenience in one perfect package.

Built in 2016

Essential Information

MLS® #	VAFC2007136
Price	\$1,435,000

Bedrooms	6
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	5,620
Acres	0.24
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	9917 Colony Rd
Subdivision	FAIRMONT ESTATES
City	FAIRFAX
County	FAIRFAX CITY-VA
State	VA
Zip Code	22030

Amenities

Amenities	Bar, Built-Ins, Carpet, CeilingFan(s), Chair Railing, Crown Molding, Entry Lvl BR, Formal/Separate Dining Room, Master Bath(s), Recessed Lighting, Soaking Tub, Spiral Staircase, Stall Shower, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Wood Floors, Central Vacuum, Curved Staircase, Sauna
# of Garages	2
Garages	Garage - Front Entry

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Microwave, Oven/Range-Gas, Range hood, Refrigerator, Stainless Steel Appliances, Trash Compactor, Washer, Water Heater
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Full, Fully Finished, Outside Entrance, Rear Entrance, Walkout Level, Connecting Stairway
Fireplace	Yes

# of Fireplaces	3
Fireplaces	Fireplace - Glass Doors, Gas/Propane, Stone
# of Stories	3
Stories	3

Exterior

Exterior	Stone, Vinyl Siding
Exterior Features	Sidewalks, Street Lights, Deck(s), Patio, Fenced-Rear
Lot Description	Front Yard, Rear Yard
Windows	Palladian, Storm
Foundation	Concrete Perimeter

School Information

District	FAIRFAX COUNTY PUBLIC SCHOOLS
High	FAIRFAX

Additional Information

Date Listed	October 15th, 2025
Days on Market	2
Zoning	RH

Listing Details

Listing Office	TTR Sotheby's International Realty
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