

\$2,579,888 - 616 Gibson Cir Sw, VIENNA

MLS® #VAFX2204298

\$2,579,888

6 Bedroom, 7.00 Bathroom, 6,835 sqft
Residential on 0.27 Acres

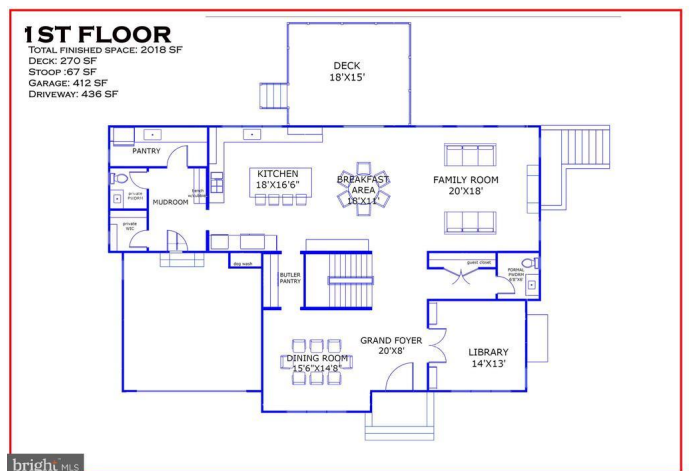
VIENNA WOODS, VIENNA, VA

616 Gibson Circle offers an exclusive chance to shape a luxury home that fits your unique lifestyle. Designed by Hallstrom Associates and crafted by AR Design Group, this architectural masterpiece is currently under construction, with completion anticipated in Fall 2025. There's still time to tailor the space to your preferences—from selecting premium finishes to customizing features that align with your daily needs and desires. Situated on a prime .27-acre lot within a private cul-de-sac in Vienna, this residence is meticulously designed to combine elevated living with personal style, ensuring every detail reflects what matters most to you.

Spanning 6,845 sq ft, the home showcases exceptional craftsmanship and thoughtful design throughout. The upper level features a custom-built family lounge and four sun-drenched bedrooms, each complete with a walk-in closet and en-suite bath. Indulge in your private retreat within the primary suite, boasting a spa-inspired bathroom and oversized windows offering serene views of your secluded backyard.

The 3rd-level loft adds flexibility with a private bedroom, full bath, and a lounge area that opens to an expansive 300 sq ft rooftop terrace—ideal for your morning coffee or evening stargazing.

On the lower level, you'll find a



state-of-the-art gym, a spacious recreation room, a dedicated entertainment zone, and an additional office or full bedroom suite—providing adaptability for multigenerational living, remote work, or hosting guests.

With the opportunity to hand-select finishes and materials at AR Design Group’s exclusive 8,000-square-foot design center, this home offers a rare opportunity to bring your dream space to life in one of Vienna’s most coveted neighborhoods.

*** 3D Tour and pictures are from builder’s past project. ***

Built in 2025

Essential Information

MLS® #	VAFX2204298
Price	\$2,579,888
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	2
Square Footage	6,835
Acres	0.27
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Craftsman, Contemporary
Status	Coming Soon

Community Information

Address	616 Gibson Cir Sw
Subdivision	VIENNA WOODS
City	VIENNA
County	FAIRFAX-VA
State	VA

Zip Code	22180
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Amenities

# of Garages	2
Garages	Garage - Front Entry

Interior

Heating	90% Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Full, Connecting Stairway, Fully Finished, Full, Walkout Level
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Exterior	HardiPlank, Stone
Foundation	Concrete Perimeter

School Information

District	FAIRFAX COUNTY PUBLIC SCHOOLS
Elementary	MARSHALL ROAD
Middle	THOREAU
High	MADISON

Additional Information

Date Listed	October 30th, 2024
Zoning	904

Listing Details

Listing Office	KW Metro Center
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