

\$2,795,000 - 2447 Flint Hill Rd, VIENNA

MLS® #VAFX2218330

\$2,795,000

7 Bedroom, 7.50 Bathroom, 7,789 sqft

Residential on 0.58 Acres

ORCHARD VIEW, VIENNA, VA

Opulux Homes presents a unique PRE-SALE opportunity for a luxurious custom-designed home on a rare .58 acre lot in the sought-after Vienna, VA. With an expected delivery date of Fall 2025, buyers can secure the house at pre-construction pricing. This 7800 sqft home with an oversized three-car garage features 7 bedrooms/7.5 baths and an upper-level loft, providing ample space for a comfortable and luxurious lifestyle. The home's design is elegant and modern, featuring a modern transitional exterior with floor-to-ceiling black windows that flood the space with natural light. The open floor plan includes an expansive dining and living room, a sunlit family room with a linear fireplace, a main floor bedroom suite, a mudroom, a modern kitchen and a spice kitchen with top-of-the-line appliances, shaker cabinets, and an oversized quartz center island. The main floor also opens to a composite covered deck for seamless indoor-outdoor living. The upper level boasts four sun-drenched bedrooms, each with a walk-in closet and private en suite bathroom, a secluded primary bedroom with a spa bathroom that includes his and her toilets, and large picturesque windows overlooking the private backyard. The fully finished lower level (walkout basement) features an expansive sunlit rec room, pre-wired media room, wet bar, two bedrooms, exercise room and an optional fireplace. As with all Opulux Homes, the construction of this property is of the highest standards, including 10 ft ceilings on



the main and upper levels (bedrooms) with 9ft ceilings in the basement, exquisite modern moldings with custom LED lighting, wide plank oak hardwood floors, custom porcelain tile in every bathroom, and Kohler toilets. The house also features modern handrails, Marvin/Anderson black windows, LED ambient lighting, tray ceilings in the family room, custom cabinetry in every bathroom, and an EV outlet in the garage. The construction is also of the highest quality with 2x6 exterior framing, upgraded studs and subfloors, foam insulation package, extra-wide foundation walls, PVC exterior trims with James Hardie soffit and trim products, active radon system, and architectural shingles. This is a unique opportunity to create your dream home with the help of Opulux Homes, known for its high-end luxury market homes. The location offers easy access to amenities, major highways, and metro stations, providing a connected lifestyle without compromising luxury. Interested buyers are encouraged to contact the listing agent to schedule a meeting with the builder.

Essential Information

MLS® #	VAFX2218330
Price	\$2,795,000
Bedrooms	7
Bathrooms	7.50
Full Baths	7
Half Baths	1
Square Footage	7,789
Acres	0.58
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Coming Soon

Community Information

Address	2447 Flint Hill Rd
Subdivision	ORCHARD VIEW
City	VIENNA
County	FAIRFAX-VA
State	VA
Zip Code	22181

Amenities

Parking	Concrete Driveway
# of Garages	3
Garages	Garage - Side Entry

Interior

Heating	90% Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Full
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Stories	2 Story

Exterior

Exterior	HardiPlank, Stucco, Stone
Exterior Features	Roof Deck
Foundation	Concrete Perimeter

School Information

District	FAIRFAX COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	January 20th, 2025
Zoning	110

Listing Details

Listing Office	Samson Properties
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Listing information last updated on October 19th, 2025 at 1:45pm EDT