

# \$1,699,000 - 3206 Wheatland Farms Dr, OAKTON

MLS® #VAFX2252656

**\$1,699,000**

5 Bedroom, 4.50 Bathroom, 7,350 sqft

Residential on 0.89 Acres

WHEATLAND FARMS, OAKTON, VA

**PRICE REDUCED!!! INCREDIBLE VALUE!**

Breathtaking Pulte-built Hampton II model on the perfect .89 Acre corner lot in the heart of Oakton, the sought-after neighborhood of Wheatland Farms. Curb appeal to the max! Walk to Difficult Run Trails from this stunning 5 Bedroom, 4.5 Bath home, offering approximately 7,350 square feet of light-infused space. In addition to 4 upper-level bedrooms, this thoughtfully designed home even offers an Au Pair or in-law suite with a Living Room, Bedroom and Full Bath in the full daylight walk-out lower level. The welcoming columned Portico ushers you into the two-story foyer with marble flooring. It's flanked by the Living Room and formal Dining Room, both sharing hardwood floors and elegant architectural detailing. The Living Room features a charming bay window overlooking the front garden, while the Dining Room presents Crown Dentil Molding, Wainscoting and an exquisite ceiling medallion. The perfect space to host your next dinner party! The Conservatory, off the Living Room through French doors, is breathtaking. It features a cathedral ceiling and wooded views through 3 windowed walls. Then, at the heart of the main level, sits the two-story Great Room, with soaring windows and a floor-to-ceiling stone Gas Fireplace. It is absolutely wide open to the Kitchen and Breakfast Room. You will love the open concept floorplan of these rooms! The Kitchen is an epicurean's delight, with GE double Wall ovens, a KitchenAid dishwasher



and refrigerator, and an abundance of Maple Cabinetry. A large central island with granite countertop offers plenty of workspace and a 5-burner GE Monogram gas cooktop. A walk-in Pantry provides additional storage, while a Kitchen desk provides convenient workspace. It's open to a large Breakfast Room and provides access to the no-maintenance Deck overlooking the fenced backyard. It also enjoys access to the Mudroom and Laundry Room. A main level Study features a gracious bay window overlooking the backyard. It offers a wall of Built-ins as well as Crown Molding. A guest Powder Room completes the main level. The Upper level offers 4 large Bedrooms, including a spectacular Owner's Retreat. It features a deep tray ceiling with molding and a sitting area with a romantic Gas fireplace with built-in bookcase surround. It also opens to a luxurious Primary Bath with 2 Vanities, a walk-in Shower, a separate soaking tub and a private water closet. It also offers a spacious walk-in closet. There are 3 generously proportioned ancillary Bedrooms... one enjoys a private bath while 2 share a Jack 'n Jill Bath. The upper-level landing presents dramatic views of the Foyer and Great Room. The expansive full daylight lower level offers seemingly endless space and can easily accommodate multi-generational living. There is a Family Room with Gas Fireplace that enjoys access to the patio and yard beyond, a Recreation Room (with rough-in for a Wet Bar), a Game Room, and Den/Storage Room. â€ But, wait for this! A large Au Pair or In-Law Suite offers a Living Room, Bedroom and Full Bath. This is the ideal flex space to use to suit your family's needs! Outdoors, you'll find an enormous, fenced Backyard, a Deck, Patio and a Playset for the kids. Beautiful mature trees provide dappled shade around the yard. The 2-car garage offers an EV charging station and there is plenty of space for

additional parking in the driveway. Updates include: Hardwood floor Kit & Breakfast Rm 2025; Central Vac 2025; Main & Upper HVAC 2024; EV charger 2022; Fence 2022; Water Htr 2022; LL carpet 2022; Roof 2015; Conservatory HVAC 2009. All of this --- just minutes away from Fairfax Corner, Vienna Metro, Tysons, Reston and major commuter routes. Walk to Difficult Run trails! Oakton High School Pyramid. AS-IS. THIS IS A ROCK-BOTTOM PRICE.

Built in 1995

**Essential Information**

|                |                       |
|----------------|-----------------------|
| MLS® #         | VAFX2252656           |
| Price          | \$1,699,000           |
| Bedrooms       | 5                     |
| Bathrooms      | 4.50                  |
| Full Baths     | 4                     |
| Half Baths     | 1                     |
| Square Footage | 7,350                 |
| Acres          | 0.89                  |
| Year Built     | 1995                  |
| Type           | Residential           |
| Sub-Type       | Detached              |
| Style          | Transitional          |
| Status         | Active Under Contract |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 3206 Wheatland Farms Dr |
| Subdivision | WHEATLAND FARMS         |
| City        | OAKTON                  |
| County      | FAIRFAX-VA              |
| State       | VA                      |
| Zip Code    | 22124                   |

**Amenities**

|           |                                                                                                                                            |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Attic, Bathroom - Jetted Tub, Tub Shower, Bathroom - Walk-In Shower, Built-Ins, Carpet, CeilngFan(s), Central Vacuum, Chair Railing, Crown |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                                                                                                                                           |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              | Molding, Formal/Separate Dining Room, Intercom, Pantry, Master Bath(s), Recessed Lighting, Skylight(s), Upgraded Countertops, Wainscotting, Walk-in Closet(s), Shades/Blinds, Wood Floors |
| Parking      | Asphalt Driveway                                                                                                                                                                          |
| # of Garages | 2                                                                                                                                                                                         |
| Garages      | Built In, Garage - Side Entry, Garage Door Opener, Inside Access                                                                                                                          |
| View         | Garden/Lawn, Street, Trees/Woods                                                                                                                                                          |

## Interior

|                   |                                                                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Traditional                                                                                                                                                                                                                            |
| Appliances        | Built-In Microwave, Central Vacuum, Cooktop-Down Draft, Dishwasher, Disposal, Dryer, Dryer-front loading, Exhaust Fan, Extra Refrg/Frz, Freezer, Intercom, Oven-Double, Oven-Wall, Refrigerator, Stainless Steel Appliances, Washer, Water Heater |
| Heating           | Forced Air, Programmable Thermostat, Zoned                                                                                                                                                                                                        |
| Cooling           | Central A/C, Programmable Thermostat, Zoned, Ceiling Fan(s)                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                               |
| Basement          | Connecting Stairway, Daylight, Full, Fully Finished, Full, Heated, Improved, Interior Access, Outside Entrance, Rear Entrance, Shelving, Sump Pump, Walkout Level, Windows                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                               |
| # of Fireplaces   | 3                                                                                                                                                                                                                                                 |
| # of Stories      | 3                                                                                                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                                                                                 |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Flood Lights, Play Equipment, Deck(s), Patio, Fenced-Rear, Aluminum             |
| Lot Description   | Front Yard, Landscaping, Rear Yard, SideYard(s), Trees/Wooded, Corner Lot       |
| Windows           | Bay/Bow, Casement, Double Hung, Palladian, Screens, Skylights, Sliding, Transom |
| Roof              | Composite, Shingle                                                              |
| Foundation        | Concrete Perimeter                                                              |

## School Information

|            |                               |
|------------|-------------------------------|
| District   | FAIRFAX COUNTY PUBLIC SCHOOLS |
| Elementary | WAPLES MILL                   |
| Middle     | FRANKLIN                      |
| High       | OAKTON                        |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 80             |
| Zoning         | 110            |

## **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Weichert, REALTORS |
|----------------|--------------------|

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Listing information last updated on October 18th, 2025 at 5:45pm EDT