

# \$960,000 - 5525 Valmarana Way, ALEXANDRIA

MLS® #VAFX2252950

**\$960,000**

3 Bedroom, 4.00 Bathroom, 2,655 sqft  
Residential on 0.05 Acres

BREN POINTE, ALEXANDRIA, VA

**\*\*Catered Open Houses this Friday (10/3)  
5-7pm, Saturday (10/4) 1-3pm and Sunday  
(10/5) 1-3pm\*\***

This home is going to be very hard to resist.  
Wouldn't you say?

It's easy to be drawn in by curb appeal—but this four-level end-unit townhome keeps the wow factor going long after you walk through the front door. With over 2,600 square feet of finished space, an open-air rooftop terrace, and a layout that adapts to your lifestyle, this home doesn't just look the part—it lives beautifully.

Let's start with the setting: perched on the end of a quiet row in Alexandria's Bren Pointe community, the home is surrounded by extra green space and bathed in natural light from three sides. The exterior's clean lines, fiber cement siding, and timeless brickwork hint at the modern design inside.

On the entry level, a private bedroom suite with its own full bath offers ideal accommodations for guests, in-laws, or an au pair. Also with access to two car garage with extra storage.

Up one flight, the main level is designed for both comfort and versatility. The rest of the level features a wide-open living area centered around a stunning gas fireplace and and



custom kitchen that truly stands out: stainless steel appliances, a large center island, sleek cooktop, abundant counter space, and a farmhouse sink beautifully positioned beneath a large window. You can even have that pot filler just above the stove that you've always dreamed of. Just off the kitchen, a spacious deck offers the perfect spot for outdoor dining or relaxing in the sun.

The third level is all about rest and retreat, with two full bedrooms—each with their own private en suite baths. The primary suite was thoughtfully expanded during construction to create a true sanctuary: dual walk-in closets, and a dramatically oversized bathroom with a soaking tub, a separate glass-enclosed shower, and a wide double-sink vanity with room to spread out. The second bedroom on this floor also features its own full bath, making it just as comfortable.

Then there's the top level—a wide, airy loft that offers even more flexibility. Use it as a lounge, office, creative studio, or even a fourth sleeping space. There's a convenient bath here too, and just beyond the glass doors, a private rooftop terrace awaits. It's a perfect setting for everything from yoga at sunrise to wine at sunset or late-night stargazing.

Bren Pointe ties it all together with meaningful community perks: paved sidewalks, a fenced tot lot, dog park, basketball court, community garden, and shaded picnic area with grills. Across the street, the Bren Mar Pool & Tennis Club—fully included in the HOA—offers an easy place to cool off, work out, or relax in the sun.

Commuting is just as easy. A neighborhood shuttle takes you to nearby Metro access, and you're minutes from I-395, the Capital Beltway, Van Dorn Metro, Reagan National

Airport, the Pentagon, Downtown DC, and Old Town Alexandria. Van Dorn Plaza, Springfield Town Center, and National Harbor put shopping and dining within easy reach.

Whether you need flexible space, refined finishes, or a rooftop view that lifts your mood—this townhome delivers. Stylish, functional, and perfectly placed, it’s ready to elevate your everyday life.

Built in 2022

**Essential Information**

|                |                       |
|----------------|-----------------------|
| MLS® #         | VAFX2252950           |
| Price          | \$960,000             |
| Bedrooms       | 3                     |
| Bathrooms      | 4.00                  |
| Full Baths     | 3                     |
| Half Baths     | 2                     |
| Square Footage | 2,655                 |
| Acres          | 0.05                  |
| Year Built     | 2022                  |
| Type           | Residential           |
| Sub-Type       | End of Row/Townhouse  |
| Style          | Contemporary          |
| Status         | Active Under Contract |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 5525 Valmarana Way |
| Subdivision | BREN POINTE        |
| City        | ALEXANDRIA         |
| County      | FAIRFAX-VA         |
| State       | VA                 |
| Zip Code    | 22312              |

**Amenities**

|              |                                                                                          |
|--------------|------------------------------------------------------------------------------------------|
| Amenities    | Soaking Tub, Bathroom - Walk-In Shower, Crown Molding, Master Bath(s), Recessed Lighting |
| # of Garages | 2                                                                                        |

|          |                      |
|----------|----------------------|
| Garages  | Garage - Front Entry |
| Has Pool | Yes                  |

## Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                             |
| Appliances        | Built-In Range, Cooktop, Dishwasher, Disposal, Dryer, Icemaker, Refrigerator, Stove, Washer |
| Heating           | Forced Air                                                                                  |
| Cooling           | Central A/C                                                                                 |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 2                                                                                           |
| # of Stories      | 4                                                                                           |
| Stories           | 4                                                                                           |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Vinyl Siding, Brick and Siding |
| Exterior Features | Sidewalks, Deck(s)             |
| Foundation        | Permanent                      |

## School Information

|            |                               |
|------------|-------------------------------|
| District   | FAIRFAX COUNTY PUBLIC SCHOOLS |
| Elementary | BREN MAR PARK                 |
| Middle     | HOLMES                        |
| High       | EDISON                        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 6                   |
| Zoning         | 212                 |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Samson Properties |
|----------------|-------------------|

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