

\$975,000 - 2052 Arch Dr, FALLS CHURCH

MLS® #VAFX2259524

\$975,000

4 Bedroom, 3.00 Bathroom, 2,533 sqft
Residential on 0.23 Acres

PIMMIT HILLS, FALLS CHURCH, VA

Welcome to this beautifully maintained single-family home in the heart of Falls Church, where charm, comfort, and modern convenience come together—with no HOA. From the moment you step inside, you're greeted by gleaming hardwood floors that span the entire main level, creating a warm and inviting atmosphere. The formal living room flows seamlessly into an updated kitchen featuring granite countertops, high-quality Thomasville cabinets with pull-out shelves, and stainless steel appliances. Just beyond, a cozy family room with a gas fireplace opens into a stunning morning room addition filled with natural light—an ideal space for relaxing or entertaining. Step outside to enjoy a fully fenced backyard with a concrete patio, perfect for outdoor gatherings and quiet evenings.

The main level also includes a spacious bedroom, two full bathrooms (one with a standing shower), and a convenient laundry area—offering functionality along with style. Upstairs, hardwood floors continue throughout and are accented by updated metal stair spindles. The upper level features two generously sized bedrooms, a versatile office that can serve as a fourth bedroom, and a comfortable owner's suite, all serviced by a full hallway bath.

This home has seen thoughtful updates over the years, including a stone wall and stone front added in 2005, new siding in 2005, and



major systems such as the hot water heater and HVAC replaced in 2015. Brand new Roof just added 09/25 Ideally located just minutes from shopping, dining, and major commuter routes, this move-in ready property truly has it all. Schedule your showing today to experience everything this exceptional Falls Church home has to offer.

Accepting Back up Offers

Built in 1953

Essential Information

MLS® #	VAFX2259524
Price	\$975,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,533
Acres	0.23
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	2052 Arch Dr
Subdivision	PIMMIT HILLS
City	FALLS CHURCH
County	FAIRFAX-VA
State	VA
Zip Code	22043

Amenities

Amenities	Entry Lvl BR, Shades/Blinds, CeilngFan(s)
Utilities	Cable TV Available

Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Dryer, Washer, Dishwasher, Disposal, Refrigerator, Icemaker, Stove
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	2 Story

Exterior

Exterior	Alum/Steel Siding
Lot Description	Cul-de-sac
Roof	Shingle, Composite
Foundation	Other

School Information

District	FAIRFAX COUNTY PUBLIC SCHOOLS
Elementary	LEMON ROAD
Middle	KILMER
High	MARSHALL

Additional Information

Date Listed	August 2nd, 2025
Days on Market	52
Zoning	140

Listing Details

Listing Office	Keller Williams Realty
----------------	------------------------

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on October 19th, 2025 at 11:30pm EDT