

\$2,399,000 - 2136 Powhatan St, FALLS CHURCH

MLS® #VAFX2262720

\$2,399,000

5 Bedroom, 4.50 Bathroom, 4,587 sqft

Residential on 0.25 Acres

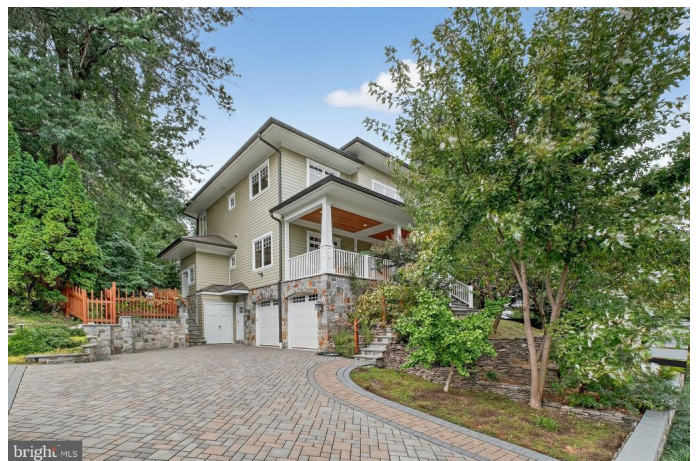
SIGMONA PARK, FALLS CHURCH, VA

Recently featured on "Best Address" with Joe Himali!

Located at the quiet junction of McLean, Arlington, and Falls Church, this extraordinary custom home combines thoughtful design, hand-curated Craftsman aesthetics, and precision engineering to achieve LEED Gold-certified energy efficiency — more than twice that of an average home.

Flooded with natural light from oversized windows, 10ft ceilings on the main floor create expansive and inviting spaces, while warm wood accents and artisanal stonework impart traditional Craftsman charm. The open-concept floorplan is perfect for relaxing or entertaining, allowing family, friends, and guests to simultaneously enjoy the grand stone fireplace and gourmet kitchen, complete with custom maple cabinetry, onyx soapstone countertops, and top-tier Energy Star and Bosch appliances. French doors open onto an expansive backyard patio with an outdoor kitchen and grill surrounded by an organic garden, offering additional entertainment possibilities on warm evenings.

Every element of this home has been thoughtfully designed to optimize comfort and efficiency. From heated stone floors and custom window treatments, to flexible closet configurations that maximize storage options, no detail has been overlooked. Upstairs, an



expansive master suite enjoys a private, screened balcony and a stunning marble bathroom with separate shower, soaking tub, and wrap-around dual vanity. En suite bathrooms in three of the four other generously-sized bedrooms ensure that this home can grow with your family and offer plenty of options for guests. The large, fully-finished basement includes a 2-car drive-in garage, mudroom, workshop, and additional storage areas perfect for an exercise room and wine cellar.

A masterpiece of energy-efficient design, this LEED Gold-certified property boasts a two-zone, multi-stage geothermal heating and cooling system, on-demand European-style hot water heaters, and state-of-the-art insulation technology to drive utility bills down to a bare minimum in the height of summer and dead of winter. With an energy-recovery ventilation (ERV) fresh air system, durable metal roof primed for solar installation, and rainwater catchment-fed landscaping irrigation, smart engineering seamlessly harnesses nature's efficiencies for your benefit.

Located in the Fairfax County Public School District, this home feeds into Haycock Elementary School, Longfellow Middle School, and Mclean High School. Just over a mile from East Falls Church Metro and Rt. 66, it provides easy commuting options to both Washington, DC and bustling Tyson's Corner.

Street power lines have been edited out of the listing photos to better display the home's facade.

Built in 2018

Essential Information

MLS® #

VAFX2262720

Price	\$2,399,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,587
Acres	0.25
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Craftsman
Status	Active

Community Information

Address	2136 Powhatan St
Subdivision	SIGMONA PARK
City	FALLS CHURCH
County	FAIRFAX-VA
State	VA
Zip Code	22043

Amenities

Amenities	Air Filter System, Bar, Bathroom - Jetted Tub, Bathroom - Walk-In Shower, Tub Shower, Stall Shower, Built-Ins, Cedar Closet(s), Entry Lvl BR, Pantry, Master Bath(s), Recessed Lighting, Sprinkler System, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors
Utilities	Natural Gas Available, Electric Available, Water Available
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener, Inside Access, Oversized, Basement Garage, Additional Storage Area, Covered Parking
View	Trees/Woods

Interior

Interior Features	Floor Plan-Open
Appliances	Air Cleaner, Cooktop, Dishwasher, Disposal, Dryer - Gas, Dryer-front loading, ENERGY STAR Clothes Washer, Energy Star Appliances, ENERGY STAR Dishwasher, ENERGY STAR Refrigerator, ENERGY STAR Freezer, Exhaust Fan, Extra Refrg/Frz, Icemaker, Microwave, Oven-Double, Oven/Range-Gas, Range hood, Stainless Steel Appliances, Washer-front loading, Water Heater - Tankless

Heating	Energy Star Heating System, Programmable Thermostat, Solar Rough-In
Cooling	Geothermal
Has Basement	Yes
Basement	Workshop, Walkout Level, Side Entrance, Interior Access, Improved, Heated, Garage Access, Fully Finished, English, Connecting Stairway
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors, Gas/Propane, Stone, Mantel(s)
# of Stories	3
Stories	3

Exterior

Exterior	HardiPlank
Exterior Features	BBQ Grill, Extensive Hardscape, Exterior Lighting, Gutter System, Other, Stone Retaining Walls, Flood Lights, Secure Storage, Balcony, Porch(es), Patio, Porch-screened
Windows	Double Pane, Casement, ENERGY STAR Qualified, Wood Frame, Screens
Roof	Metal
Foundation	Active Radon Mitigation

School Information

District	FAIRFAX COUNTY PUBLIC SCHOOLS
Elementary	HAYCOCK
Middle	LONGFELLOW
High	MCLEAN

Additional Information

Date Listed	September 17th, 2025
Days on Market	35
Zoning	R-4

Listing Details

Listing Office	Compass
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Listing information last updated on October 21st, 2025 at 3:00am EDT