

\$1,569,900 - 9091 Bear Branch Pl, FAIRFAX

MLS® #VAFX2262778

\$1,569,900

5 Bedroom, 5.50 Bathroom, 5,060 sqft

Residential on 0.12 Acres

NONE AVAILABLE, FAIRFAX, VA

Welcome to 9091 Bear Branch Place! Built in 2017, this is one of the two largest models in the subdivision with over 5,000 sqft of light filled living space. With 5 BR & 5.5 BA (with option for 6th BR), this home offers it all. Open floor plan with high ceilings, hardwood floors throughout main level, recessed lighting & upgraded fixtures. Large gourmet eat-in kitchen with cooktop, custom range hood, upgraded Bosch dishwasher, built-in microwave & double wall-oven. Cozy family room with natural stone accent wall, built-in 5.1 surround sound speaker system & two additional, non-standard, windows for added natural light. Mudroom leads you to two car garage with Tesla charger. Trex deck with built-in custom lighting plus bistro lights; perfect for entertaining at night. Fully finished lower level walk out basement with ceiling mounted projector system, high ceilings, additional window, option for 6th BR, full bath, storage room with dedicated outlets for gym equipment & wet bar rough-ins. Spacious Primary suite with His & Her walk-in closets, two additional non-standard windows. Ample en-suite bathroom with soaking tub & walk-in shower with upgraded tile & fixtures including dual shower heads & body sprays. Generous 2nd & 3rd BR with Jack & Jill full bathroom. 4th BR with full en-suite bath. Laundry room with upgraded XL front loading washer & dryer with pedestals. Upgraded third level with rec room plus 5th BR & full bath. Located less than 2 miles to Vienna Metro Station, Mosaic District,



several shopping centers, grocery stores & a plethora of restaurants. Easy access to Rt 50, I-495 & I-66.

Built in 2017

Essential Information

MLS® #	VAFX2262778
Price	\$1,569,900
Bedrooms	5
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	5,060
Acres	0.12
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Craftsman
Status	Active

Community Information

Address	9091 Bear Branch Pl
Subdivision	NONE AVAILABLE
City	FAIRFAX
County	FAIRFAX-VA
State	VA
Zip Code	22031

Amenities

Amenities	Soaking Tub, Bathroom - Walk-In Shower, Carpet, CeilingFan(s), Chair Railing, Crown Molding, Pantry, Master Bath(s), Recessed Lighting, Sound System, Upgraded Countertops, Walk-in Closet(s), Wood Floors
# of Garages	1
Garages	Garage - Front Entry, Oversized, Inside Access

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer-front loading,

	Icemaker, Oven-Double, Oven-Wall, Range hood, Refrigerator, Stainless Steel Appliances, Washer-front loading
Heating	Heat Pump(s), Central, Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Full, Fully Finished, Walkout Level, Windows
# of Stories	4
Stories	4

Exterior

Exterior Features	Deck(s), Porch(es)
Windows	Double Hung, Double Pane, Insulated, Low-E
Foundation	Concrete Perimeter

School Information

District	FAIRFAX COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	September 2nd, 2025
Days on Market	48
Zoning	150

Listing Details

Listing Office	Corcoran McEneaney
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Listing information last updated on October 19th, 2025 at 5:30am EDT