

\$3,499,888 - 350 Ayr Hill Ave Ne, VIENNA

MLS® #VAFX2262850

\$3,499,888

6 Bedroom, 7.00 Bathroom, 8,159 sqft

Residential on 0.42 Acres

VIENNA WOODS, VIENNA, VA

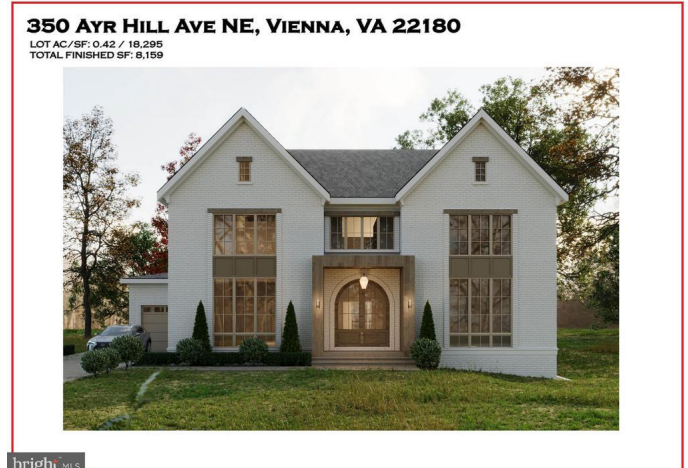
On one of Vienna's most storybook streets, where tree-lined charm meets the vibrant energy of Church Street, a new chapter in luxury living is being written. 350 Ayr Hill Avenue is more than a home under construction, it is a statement of elegance and possibility.

Designed by the award-winning LUKA Design team, this residence is envisioned as a masterpiece of scale and style. With over 8,200 square feet, a three car garage, and the option for a private pool, the home sits gracefully on nearly half an acre. Its presence balances timeless architectural lines with modern functionality, creating a retreat that feels both impressive and intimate.

Inside, light-filled living spaces invite connection. The chef's kitchen flows into expansive gathering rooms designed for evenings of laughter, holidays with loved ones, or simple quiet mornings. Every detail has been imagined with intention, ensuring that beauty and utility are perfectly aligned.

Upstairs, the primary suite becomes a sanctuary of calm, complete with spa-inspired finishes and generous custom closets. Additional bedroom suites extend comfort and sophistication to family and guests, each space carrying the same sense of refinement.

The lower level is devoted to lifestyle. Whether



it becomes a personal fitness studio, a home cinema, or a place for entertaining, the design encourages homeowners to live fully without compromise.

Perhaps most compelling is the opportunity to tailor this residence to your own taste. LUKA’s renowned design team offers the chance to customize finishes and bring a personal vision to life, transforming a luxury property into a truly bespoke home.

350 Ayr Hill is not just an address. It is a destination where elegance and everyday living merge, offering a rare chance to claim one of Vienna’s finest new homes.

** Photography reflects the builder’s past projects and design quality.***

Built in 2026

Essential Information

MLS® #	VAFX2262850
Price	\$3,499,888
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	2
Square Footage	8,159
Acres	0.42
Year Built	2026
Type	Residential
Sub-Type	Detached
Style	Colonial, Farmhouse/National Folk, Mid-Century Modern
Status	Coming Soon

Community Information

Address	350 Ayr Hill Ave Ne
Subdivision	VIENNA WOODS

City	VIENNA
County	FAIRFAX-VA
State	VA
Zip Code	22180

Amenities

Amenities	Bar, Soaking Tub, Bathroom - Walk-In Shower, CeilingFan(s), Built-Ins, Elevator, Entry Lvl BR, Walk-in Closet(s), Wet Bar/Bar, Wood Floors
# of Garages	3
Garages	Garage - Side Entry, Garage - Front Entry, Garage Door Opener, Oversized
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, Exhaust Fan, Icemaker, Microwave, Oven-Self Cleaning, Oven/Range-Gas, Refrigerator
Heating	Forced Air
Cooling	Ceiling Fan(s), Central A/C
Has Basement	Yes
Basement	Poured Concrete
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding
Foundation	Concrete Perimeter

School Information

District	FAIRFAX COUNTY PUBLIC SCHOOLS
Elementary	VIENNA
Middle	THOREAU
High	MADISON

Additional Information

Date Listed	September 9th, 2025
Zoning	902

Listing Details

Listing Office KW Metro Center

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Listing information last updated on October 20th, 2025 at 11:00pm EDT