

\$1,950,000 - 6818 Barrett Rd, FALLS CHURCH

MLS® #VAFX2266128

\$1,950,000

6 Bedroom, 5.00 Bathroom, 5,108 sqft

Residential on 0.21 Acres

BEL AIR, FALLS CHURCH, VA

A show-stopping new build in Falls Church, this modern farmhouse redefines luxury living in a close-in location just minutes from the Beltway and Tysons Corner. With six bedrooms, five full baths, and more than enough space to entertain in style, this residence is crafted for those who appreciate bold design and flawless execution. From the dramatic curb appeal with landscaped grounds and a wide front porch, to the soaring 10+ foot ceilings, white oak floors, and Pella windows, every detail announces that this is no ordinary home. The heart of the house is the spectacular open kitchen and family room spanning the back of the main level. The kitchen is a true statement piece, outfitted with a full suite of Thermador appliances, a 6-burner cooktop with pot filler, waterfall island, and stunning stone countertops that command attention. A butler's pantry with sink, second dishwasher, and walk-in pantry connect to the dining room seamlessly, allowing the same easy flow for hosting a celebration dinner as for everyday living. Completing this level is a main floor office and a full bath that can double as a luxe guest suite. Upstairs, the primary bedroom is a five-star retreat with a spa bath featuring a rain shower, soaking tub, double vanities, and water closet designed for both glamour and comfort, a customized walk-in closet, and private balcony. Two more bedrooms with pocket doors and a Jack and Jill bath plus an ensuite bedroom and a large laundry room are



also featured on this level. Downstairs, the lower-level impresses with a full wet bar, media-ready recreation room, fitness room, homework/office niche, and a sixth bedroom with full bath, all perfect for playdates, homework, game day or guests! Outside, the landscaped backyard and deck make for lovely, al fresco evenings. Special touches too many to list include low-rise, wide stairways, special tread lighting, a tankless water heater, two laundry spaces, an exterior French drain with water filtration, and dramatic landscape lighting. Welcome home to the lifestyle youâ€™ve earned!

Built in 2025

Essential Information

MLS® #	VAFX2266128
Price	\$1,950,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	5,108
Acres	0.21
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Active

Community Information

Address	6818 Barrett Rd
Subdivision	BEL AIR
City	FALLS CHURCH
County	FAIRFAX-VA
State	VA
Zip Code	22042

Amenities

Amenities	Bar, Butlers Pantry, Entry Lvl BR, Recessed Lighting, Walk-in Closet(s), Wood Floors, Bathroom - Walk-In Shower, Soaking Tub, Formal/Separate Dining Room
Parking	Paved Driveway
# of Garages	2
Garages	Garage - Front Entry, Inside Access, Garage Door Opener

Interior

Appliances	Refrigerator, Oven-Double, Range hood, Dishwasher, Disposal, Built-In Microwave, Cooktop, Extra Refrg/Frz
Heating	Forced Air, Heat Pump - Electric BackUp
Cooling	Central A/C
Has Basement	Yes
Basement	Poured Concrete, Fully Finished, Walkout Stairs
# of Stories	3
Stories	3

Exterior

Exterior	Frame
Exterior Features	Exterior Lighting, Gutter System, Porch(es), Balcony, Deck(s)
Windows	Casement, Sliding, Energy Efficient
Foundation	Concrete Perimeter

School Information

District	FAIRFAX COUNTY PUBLIC SCHOOLS
Elementary	WESTLAWN
Middle	JACKSON
High	FALLS CHURCH

Additional Information

Date Listed	September 17th, 2025
Days on Market	33
Zoning	140

Listing Details

Listing Office	KW United
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Listing information last updated on October 19th, 2025 at 1:00pm EDT