

\$418,000 - 12887 Fair Briar Ln, FAIRFAX

MLS® #VAFX2270262

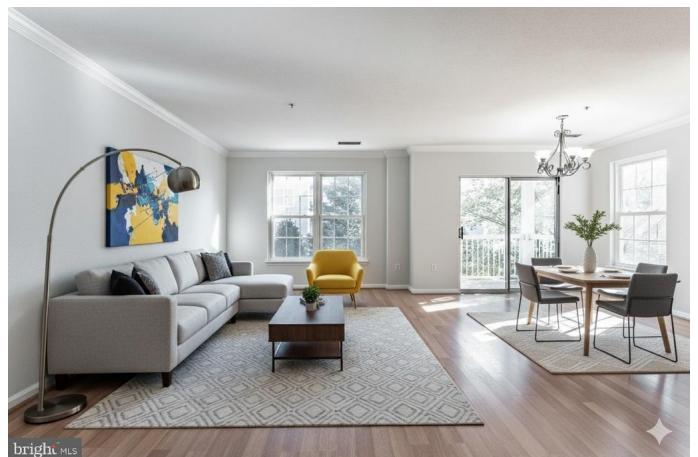
\$418,000

2 Bedroom, 2.00 Bathroom, 1,242 sqft

Residential on 0.00 Acres

GATES OF FAIR LAKES, FAIRFAX, VA

Charming Three-Level Condo in the Heart of Fairfax Located less than twenty miles west of Washington, D.C., this beautiful Fairfax condominium offers the perfect blend of suburban tranquility and urban accessibility. Fairfax is a welcoming community popular with DC-area commuters, featuring top-rated public schools, friendly neighbors, and a quaint atmosphere. Residents enjoy numerous local festivals celebrating everything from Irish heritage to the arts and chocolate, as well as public parks, playgrounds, and a walkable downtown district. Unit 12887 is a spacious three-level home that immediately impresses with its two-story foyer adorned with slate tile flooring. The main level features a bright, open living and dining area that is perfect for entertaining, while the gourmet kitchen boasts granite countertops, upgraded stainless steel appliances, and a convenient double sink. A full-size washer and dryer add everyday convenience, and newly installed carpet in 2022 enhances the comfort of the home. The master bedroom features a ceiling fan, crown molding, a master bath, and a walk-in closet, with recessed lighting and window treatments throughout completing the inviting interior. This condo comes equipped with all essential appliances, including a built-in microwave, dishwasher, disposal, oven, refrigerator, and water heater. Comfort is assured year-round with central air conditioning and forced-air heating. The homeowner's association, with a monthly fee of \$465.36, covers water, trash,



lawn and exterior maintenance, pool and recreation facilities, security, a master insurance policy, and snow removal, offering a low-maintenance lifestyle. Electricity, gas, and oil/propane are provided by Dominion, while cable and internet service can be set up through Cox. Families will appreciate proximity to excellent schools, including Greenbriar East Elementary, Lanier Middle School, and Fairfax High School, with George Mason University also nearby. The unit includes two assigned parking spaces, a visitor pass, and two gate keys for secure community access. Gates of Fair Lakes offers amenities such as a gated entrance with security, an outdoor pool, exercise and party rooms, and beautifully maintained common grounds. Convenient transportation options include the Vienna/Fairfax-GMU Metro station just 6.9 miles away, as well as quick access to Washington Dulles International Airport (12.1 miles) and Ronald Reagan Washington National Airport (23.8 miles). Shoppers and food enthusiasts will enjoy nearby centers including the Shops at Fair Lakes, just a five-minute walk, Fair Lakes Center within 11 minutes, and East Market at Fair Lakes within a 17-minute walk. With its modern upgrades, spacious layout, and vibrant community, this condo at Gates of Fair Lakes offers an exceptional opportunity for comfortable, convenient living in Fairfax.

Built in 1997

Essential Information

MLS® #	VAFX2270262
Price	\$418,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,242

Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Garden 1 - 4 Floors
Style	Traditional
Status	Active

Community Information

Address	12887 Fair Briar Ln
Subdivision	GATES OF FAIR LAKES
City	FAIRFAX
County	FAIRFAX-VA
State	VA
Zip Code	22033

Amenities

Amenities	CeilingFan(s), Shades/Blinds
Parking Spaces	2
Parking	Assigned
Has Pool	Yes

Interior

Appliances	Built-In Microwave, Dryer, Washer, Dishwasher, Disposal, Refrigerator, Icemaker, Stove
Heating	Forced Air
Cooling	Ceiling Fan(s)
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
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School Information

District	FAIRFAX COUNTY PUBLIC SCHOOLS
Elementary	GREENBRIAR EAST
Middle	KATHERINE JOHNSON
High	FAIRFAX

Additional Information

Date Listed	October 2nd, 2025
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Days on Market	19
Zoning	402

Listing Details

Listing Office	eXp Realty LLC
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Listing information last updated on October 20th, 2025 at 4:15pm EDT