

Page Blankingship
of
KELLER WILLIAMS REALTY
Presents



9804 Brightlea Dr
Vienna, Virginia



9804 Brightlea Drive

Special Features

FOYER

Elegant entry with recent luxury vinyl plank (LVP) flooring extending through most of the home
Steel door with leaded glass insert & storm door

KITCHEN

Updated white cabinets — brushed gold knobs
NEW quartz counters, large undermount sink
Peninsula to dining room, pass through to family room adding functionality & open feeling
Stainless steel appliances: LG refrigerator (2021) with ice maker, Samsung glass top range (2025), GE quiet dishwasher (2018) with hidden controls. White microwave (2014)
White tile floor with sealed grout
Recessed and overhead lights
Pantry storage in the hall

DINING ROOM

Luxury vinyl plank floor
Recessed lights for flexible furniture placement
Open to living and family rooms

LIVING ROOM

Bright, with 2 windows and recessed lights
Luxury vinyl plank floor

FAMILY ROOM

Bright, with two French doors to fabulous fenced yard and spacious deck
Luxury vinyl plank floor
Vaulted ceiling with fan, 3 side windows

BEDROOMS 1 & 2

Luxury vinyl plank floor
Windows with blinds
Recessed lights

HALL BATHROOM

New 12x24 tile floor and tub surround
White vanity with new quartz top & hardware

OWNER'S SUITE

Romantic gas fireplace, glass tile profile, colonial mantel (gas is disconnected so it's "as is")
Two windows with blinds, recessed lights, ceiling fan with light, large closet

OWNER'S BATHROOM

Renovated (2026)
Shower with Schluter floor system to prevent leaks, marble tile floor, 12x24 porcelain walls, large niche, Kohler shower door
White vanity, 2 sinks, NEW quartz top
New Kohler toilet with bidet outlet
12 x 24 tile floor and walls
Recessed & vanity lights

BEDROOM #4

LVP flooring, large closet with shelves
Double window, overhead light

LAUNDRY/UTILITY/STORAGE

Whirlpool washer and dryer (2025)
50 gallon water heater (2024) HVAC #1 (2018)
Large pantry/hall closet on main level, pull down attic stairs, lower level coat closet & hidden understairs storage, unfinished area off family room housing HVAC #2

BEDROOM #5/APARTMENT

Spacious studio/nanny/in-law suite
FIVE large windows plus door to driveway
Kitchenette: Wood cabinets, faux granite counter, refrigerator, tile floor & range
Full bathroom: White vanity, tub/shower, tile floor

UNIQUE FEATURES

Two additions adding a family room and a separate apartment with private entrance
Large, level fenced backyard with spacious deck, storage shed and mature plantings
Quiet street, fabulous location
Oversize recent concrete driveway, rear yard French drain system (2025)
Roof (2024) — Fresh paint throughout

Offered at \$869,900

CONVEYANCES

Yes # Items	Yes # Items	Yes # Items
<input type="checkbox"/> Alarm System	<input checked="" type="checkbox"/> Fireplace Screen/Door	<input checked="" type="checkbox"/> 2 Refrigerator
<input checked="" type="checkbox"/> Built-in Microwave	<input type="checkbox"/> Freezer	<input type="checkbox"/> 1 w/ ice maker
<input checked="" type="checkbox"/> Ceiling Fan	<input type="checkbox"/> Furnace Humidifier	<input type="checkbox"/> Satellite Dish
<input type="checkbox"/> Central Vacuum	<input type="checkbox"/> Garage Opener	<input checked="" type="checkbox"/> Storage Shed
<input checked="" type="checkbox"/> Clothes Dryer	<input type="checkbox"/> w/ remote	<input checked="" type="checkbox"/> 2 Stove or Range
<input checked="" type="checkbox"/> Clothes Washer	<input checked="" type="checkbox"/> Gas Log	<input type="checkbox"/> Wall Oven
<input type="checkbox"/> Cooktop	<input type="checkbox"/> Hot Tub, Equip & Cover	<input type="checkbox"/> Water Treatment System
<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Intercom	<input type="checkbox"/> Window A/C Unit
<input checked="" type="checkbox"/> Disposer	<input type="checkbox"/> Playground Equip	<input type="checkbox"/> Window Fan
<input type="checkbox"/> Electronic Air Filter	<input type="checkbox"/> Pool, Equip, & Cover	<input checked="" type="checkbox"/> Window Treatments
		<input type="checkbox"/> Wood Stove

OTHER CONVEYANCES **Fireplace and Range in apartment are believed to be working but convey "as is"**

UTILITIES INFORMATION

Water Supply:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private Well	<input type="checkbox"/> Community Well
Hot Water:	<input type="checkbox"/> Oil	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Elec.
Air Conditioning:	<input type="checkbox"/> Oil	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Elec.
Heating:	<input type="checkbox"/> Oil	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Elec.
Sewage Disposal:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Septic for # BR	<input type="checkbox"/> Community Septic
			<input type="checkbox"/> Alternative Septic for # BR:

UTILITIES

- 2 Zone HVAC
- Electric water heater (2024)
- Fairfax County Water
- FIOS internet

COMMUNITY FEATURES

- Oakton High School, Thoreau Middle School, Mosaic Elementary — all within 1 mile
- 8 blocks to Vienna Metro
- Nearby Oakmont Rec center with pools, golf and fitness classes
- 2 blocks to Nottaway Park with ballfields, tennis, trails and summer concerts
- Less than a mile to shops and restaurants

Taxes (2025) = \$9,882
HOA Fee = \$77.50/year

TOTALLY UPDATED! This 5BR, 3BA home just **8 blocks from the Vienna Metro** is move-in ready. The **open-concept main level** features spacious living and dining areas, a renovated kitchen with **NEW quartz counters, stainless appliances and tile flooring**, plus a bright family room addition with **vaulted ceiling and large windows** with fabulous views. Step out to an **expansive deck** with steps to the **private, level backyard**—perfect for entertaining.

Nearly the entire home features **luxury vinyl plank flooring and fresh neutral paint**. It has fabulous natural light and boasts **20 new recessed lights**.

The **owner's suite** includes a romantic **gas fireplace** and a **fully renovated (2026) en-suite bath** elegant porcelain and marble tile, enlarged shower with Schluter system, quartz vanity, and new fixtures. The **main level hall bath** is also newly updated with porcelain flooring, quartz vanity, and tiled tub surround.

A rare highlight is the **bright studio apartment with private entrance**, kitchenette, and full bath—ideal for **in-laws, au pair, home office, or rental income**.

Located in a **top school district** where each school less than a mile away, you are also within a mile of shopping, restaurants, Nottaway Park concerts, and Providence & Oakmont recreation centers.

The location is perfect! Here you are blocks to the Vienna Metro with quick access to Route 66 and back roads to Tysons Corner.

Information deemed reliable, not guaranteed



Light, bright family room addition with AI furnishings. From here step out onto the fabulous deck



Amazing natural light! Upscale LVP flooring throughout most of the home. Extra storage closet here



Updated kitchen open to family room and dining room!



Brand new quartz counters with stainless steel appliances. Pantry storage in the hall



Virtually staged living and dining rooms. Extensive recessed lights for furniture placement flexibility



Neutral throughout with fresh paint. Move in ready!



Lower level owner's suite with virtual furniture.



Owner's suite with new en suite bath. The gas line is disconnected so the fireplace conveys "as is"



Upscale finishes in the owner's bath include quartz topped vanity with two sinks



Koehler shower doors. Schluter flooring system in shower to prevent leaking



Virtually staged lower level bedroom



Smart use of space in lower level closet



Studio apartment with virtual furnishings



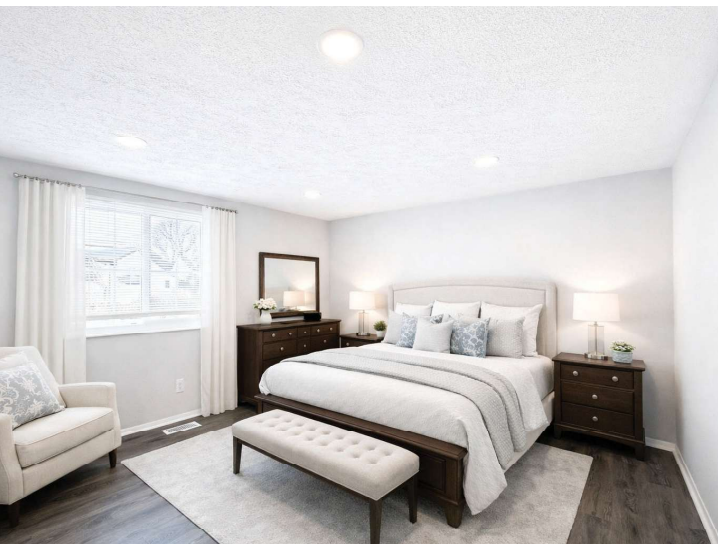
Lots of natural light and a private entrance to the driveway.



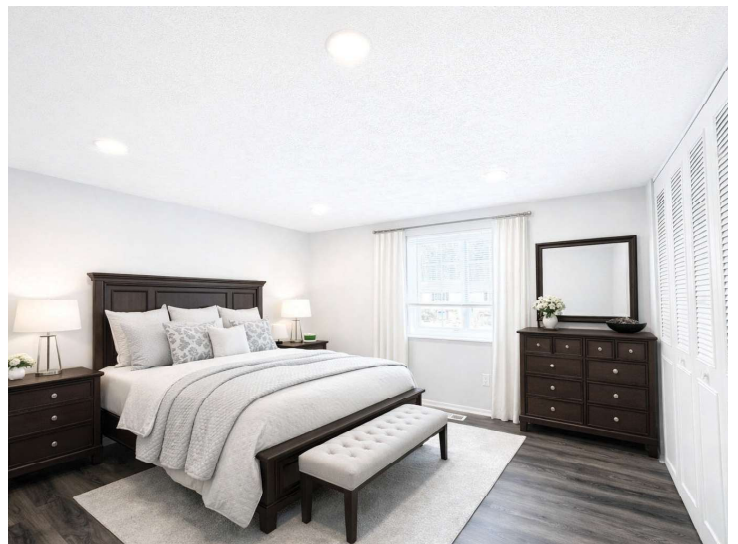
Studio bathroom with white vanity and fixtures



Newly updated upper hall bath — vanity with quartz top, new tile floor and tub/shower surround



Upper level back bedroom with virtual furnishings



Upper level front bedroom with virtual furnishings



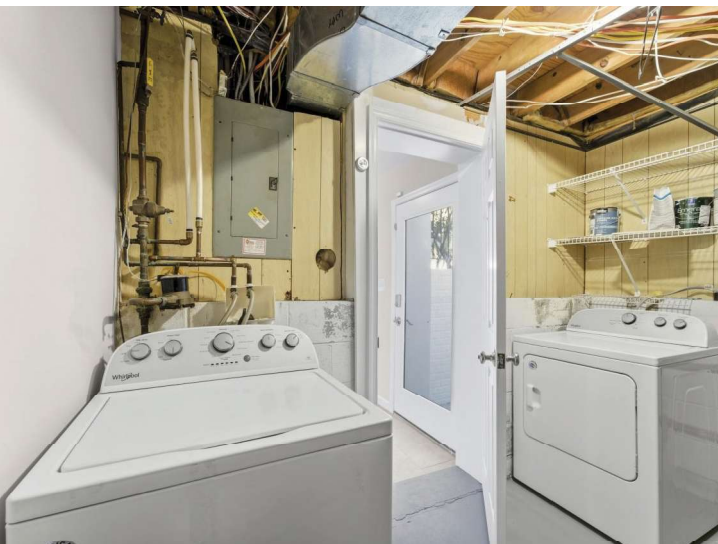
Large, level fenced backyard. Lovely established neighborhood 8 blocks to Vienna Metro



Perfect for sports and games!



So close to Metro which has express busses to the Pentagon and NYC!



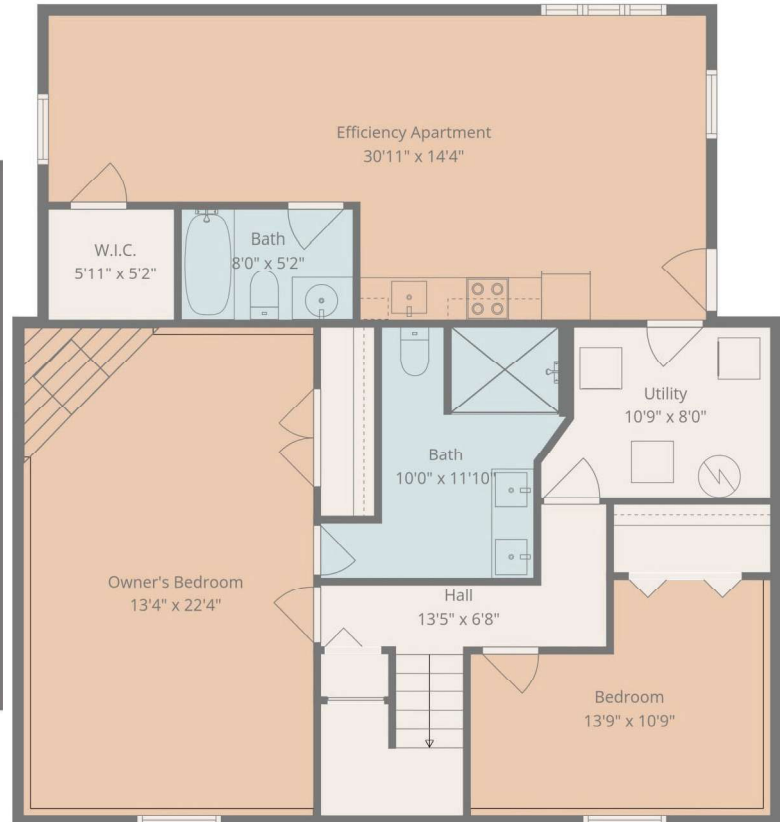
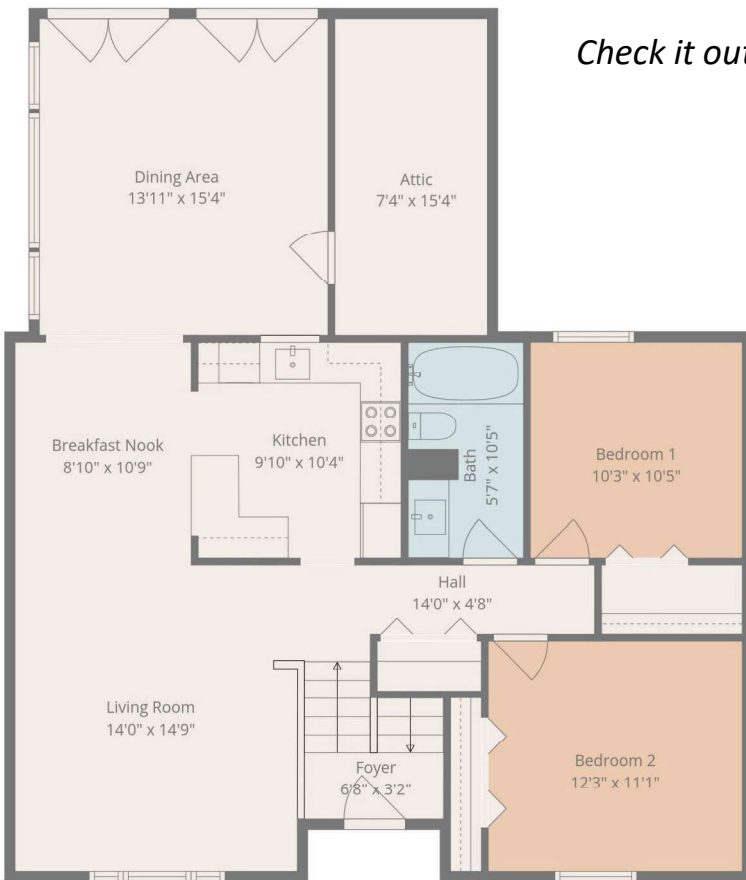
New washer and dryer (2025)



Recent concrete driveway providing access to the studio & backyard. Roof believed to be from 2024

Check it out: [HTTPS://9804BrightleaDr.com](https://9804BrightleaDr.com)

3D Virtual Tour, Interactive Floor Plan & more!



2287 Finished Sq Ft, Unfinished 78



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Information Deemed Reliable But Not Guaranteed Floor plan for illustration only