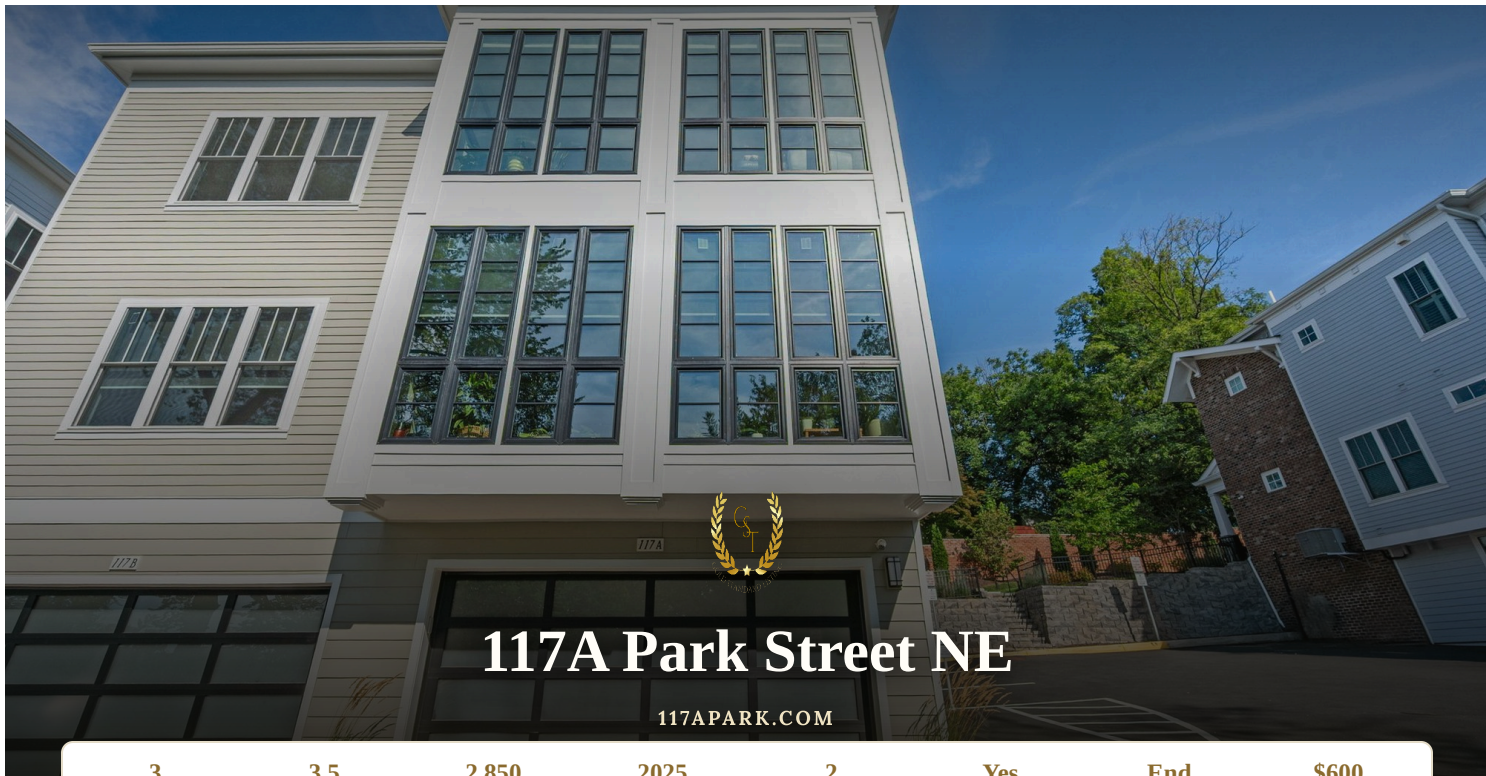




3
BEDROOMS

3.5
BATHROOMS

2,850
SQUARE FEET

2025
YEAR BUILT

2
CAR GARAGE

Yes
PRIVATE ELEVATOR

End
UNIT

\$600
CONDO FEE,
MONTHLY

A Private Elevator to Every Level

Convenience now, and the ability to age in place · Three levels, 2,850 square feet · High ceilings throughout

Wolf, Sub-Zero and Miele in the Kitchen

Luxury cabinetry and engineered wood flooring · Opens to light-filled living and dining space · Two-car garage plus a reserved space

Four-Season Room Over the Foliage

A private feel in the center of Vienna · Motorized shades, top-down and bottom-up · Blackout shades in every bedroom

Built 2025, End Unit, Downtown Vienna

Bukont Homes — Grove on Park, Aspen model · Walk to Church Street and the Town Green · Condo fee covers water, exterior and snow

Walk To

Downtown Vienna, on foot from the front door.



Town Green

Concerts, markets, Viva Vienna

4 MIN



Whole Foods Market

143 Maple Ave E

5 MIN



Vienna Inn

The 1960 town institution

5 MIN



W&OD Trail

45 miles, Shirlington to Purcellville

5 MIN



Caffè Amouri

Coffee roaster on Church St

6 MIN



Evelyn Rose

Tasting menu on Church St NW

8 MIN



Bards Alley

Bookshop and café

8 MIN



Community Center

Courts, classes, town events

8 MIN



Roberto's

Ristorante Italiano

9 MIN



Post Office

200 Lawyers Rd NW

11 MIN

Authenticated Values™

Built 2025 · 2,850 SF · Assessment \$1,781,900

CUSTOMARY VALUE

\$1,920,000

PREMIUM VALUE

\$2,025,000

OTHER UPGRADES

Built 2025 — move-in ready in the heart of downtown Vienna.

Grove on Park Condo Association — \$600 per month

Includes water, exterior maintenance, snow removal, and insurance for the common areas and building

HVAC: 3 electric zones serving the living levels and four-season room

Ceiling fans in all bedrooms, the living room and the four-season room

Motorized window treatments with top-down / bottom-up operation, blackout shades in all bedrooms

Glass enclosures on all showers and the bathtub

Oversized laundry room

Front and rear security cameras with keypad door locks tied to the security system

Automated timers on exterior lighting

In-wall safe in the primary bedroom closet

Public water and sewer

Cox internet, with Verizon available

A short walk in any direction to shops, restaurants and everyday conveniences

Foliage views give a surprisingly private setting for such a central location

Great neighbors and a strong sense of community

SCHOOLS

Vienna Elementary School

Thoreau Middle School

Madison High School

What the Owners Love

The private elevator makes moving larger items between floors easy, and offers the option to age in place

Directly in the center of downtown Vienna — a short walk in virtually any direction to shops, restaurants and everyday conveniences



Morgan Samson & Colby Smyth

THE CASEY SAMSON TEAM · SAMSON PROPERTIES

Morgan Samson 703-609-1745 | morgan@caseysamson.com

Colby Smyth 703-597-2428 | colbysmyth@gmail.com

Samson Properties, 14291 Park Meadow Dr, Suite 500, Chantilly, VA 20151