



4309 Holly Lane
Annandale, VA 22003

Jonathan Kennedy | 202-750-4050 | kennedy@kennedysellsva.com



PEARSON SMITH
REALTY

Welcome to 4309 Holly Lane

Situated on a quiet cul-de-sac at the end of Holly Lane, there's a lot to love about this roughly 1 acre building lot in Annandale's Fairfax Hills subdivision. The property faces Fairfax County parkland that cannot be developed, and it backs up to the Cross County walking trail and Wakefield Park — rarely do you find a 1 acre lot this convenient to the Beltway and with so much privacy. Located just half a mile from the Little River Turnpike/I-495 interchange, the location is a commuter's dream.

A 2017 appraisal valued the lot at \$515,000, and as a well-established neighborhood in transition, recent home sales in the neighborhood have included a mix of new construction infill development and resale homes. Public sewer hookup is available, and there is an electric box on the northwest corner of the property. A private well is required. Holly Lane is a county maintained road. There is no HOA, but existing covenants require buildings to be set back a minimum of 75 feet from the front property line. The property is served by Wakefield Forest Elementary School, Frost Middle School, and W.T. Woodson High School.

Contact Jonathan Kennedy at 202-750-4050 for additional information and builder recommendations.



Jonathan Kennedy

202-750-4050

kennedy@kennedysellsva.com

www.kennedysellsva.com

Licensed in Virginia
43777 Central Station Drive
Suite 390
Ashburn, VA 20147
Office: 571-386-1075

