While you are located in Falls Church City, you feel as though you’ve been transported to Tuscany without ever stepping on a plane! Walking up the stone entrance, you are greeted by the welcoming portico and grand arched front door that ushers you into this magnificent custom home with the finest of architectural features. As you enter the open foyer, awaiting you is a 2-Story library with floor-to-ceiling custom bookshelves rivaling the town library. A dramatic wall of windows floods the area with natural light. Beyond the arches is the formal living room big enough for a baby grand and wraps around to the family room with coffered ceiling, loads of windows & French doors bringing you out to the splendid stone terrace overlooking the manicured grounds - giving you an immense amount of room for grilling and dining along with a veranda for relaxing with your glass of wine. The chef’s kitchen with gleaming granite island and ample counter space hosts top-of-the-line appliances including an ice machine, beverage fridge & coffee bar is what is needed for prepping those sumptuous delicacies to be served in your informal dining room - perfect for entertaining large gatherings or intimate dinner parties. Completing the main level is a sunny office/study/main Level 7th bedroom overlooking the gardens that gives you a beautiful garden view superior to any corporate cubicle view. The upper level perch overlooks the library and gives you a bird’s eye view of the main level. A dramatic Owner’s Oasis in its own wing awaits you with your wet bar and private tree-top balcony - perfect for sunrise coffee or a glass of wine at the end of the day before you relax in your spa-bath with steam shower, Crema Marfil Marble, and air-jetted Soaking tub. Downstairs is the epicenter for entertainment with your 1,000-bottle glass enclosed wine cellar & tasting room. This is just the beginning of the spectacular lower level that includes a full-size exercise room & full bath. You then enter your full daylight sun-filled rec room - which walks out to a private lower level stone terrace perfect for relaxing in your hammock. Your entertainment space continues out to the amazing ⅓ + acre corner lot.

This architectural masterpiece is one of a kind!
~LOVE Where You Live ~ Welcome Home ~

Welcome to 308 Poplar Drive in Falls Church City!
growth was less than the 8 percent logged statewide during that period.
Fairfax County has more residents than Alaska, Delaware, Montana, North Dakota, Rhode Island, South Dakota, Vermont, Wyoming and the District of Columbia. According to a 2019 report, officials expect the county's population to reach 1.4 million by 2045.

WHAT’S THE AGE DISTRIBUTION OF COUNTY RESIDENTS? Nearly one in every seven Fairfax County residents is 65 years or older and officials predict that ratio will peak at about one in five around 2035, as the massive Baby Boom cohort ages.
Approximately 49.6 percent of residents are male and 50.4 percent female. Up through age 34, male residents outnumber female ones, but then the balance shifts to the female side and stays there. In the final age bracket of 80 and older, there are 19,159 female residents compared with just 13,295 male ones.

WHAT IS THE COUNTY’S RACIAL/ETHNIC MAKEUP? According to figures posted in January 2020, whites as of 2019 constituted 61.1 percent of Fairfax County’s population, a decrease of 8.8 percent from 2000. Asians constituted about 19.3 percent of residents and African-Americans 9.7 percent. County officials did not provide a figure for Hispanics in the 2020 listing. In 2019, Hispanics or Latinos of any race made up about 16.2 percent of the county’s population.

HOW DO MEN AND WOMEN IN THE COUNTY STACK UP IN TERMS OF EDUCATIONAL ATTAINMENT? Fairfax County has a highly educated workforce, with approximately 60 percent of residents age 25 and older having at least a bachelor's degree. For women within that age segment, 8 percent have attained less than a high-school diploma, 13.5 percent earned a high-school diploma, 13.5 percent earned a high-school diploma, 13.5 percent earned a high-school diploma, 13.5 percent earned a high-school diploma, 13.5 percent earned a high-school diploma, 13.5 percent earned a high-school diploma, 13.5 percent earned a high-school diploma, 13.5 percent earned a high-school diploma, 13.5 percent earned a high-school diploma, 13.5 percent earned a high-school diploma.
diploma or GED, 19.3 percent took at least some college courses or obtained an associate's degree, 31.8 percent received bachelor's degrees and 27.4 percent earned advanced degrees.

About 7.7 percent of male county residents age 25 and older have less than a high-school diploma, 12 percent earned a GED or high-school diploma, 17.1 percent had an associate's degree or took some college classes, 29.9 percent received bachelor's degrees and 33.2 percent held advanced degrees.

HOW MANY COUNTY HOUSEHOLDS HAVE COMPUTERS AND INTERNET ACCESS?
According to the U.S. Census Bureau, 96.7 percent of county households had a computer and 93 percent of households had broadband-Internet subscriptions.

WHAT ARE THE COUNTY'S WORKFORCE-PARTICIPATION FIGURES?
An estimated 74.4 female residents between ages 20 and 64 are employed and 3.1 percent are unemployed; with men in the same age range, 87.6 percent are employed and 3.3 percent unemployed. (These figures predate the current COVID pandemic.)

WHAT'S THE TYPICAL COMMUTING TIME?
According to the census figures, Fairfax County workers age 16 and older spent an average of 32.2 minutes traveling to their jobs.

HOW MANY HOUSING UNITS AND HOUSEHOLDS ARE IN FAIRFAX COUNTY?
In 2019, the county had 415,270 households and 421,102 housing units.

ON AVERAGE, HOW MANY PEOPLE LIVE IN EACH HOUSEHOLD?
According to 2019 U.S. Census Bureau figures, the average Fairfax County household between 2014 and 2018 had 2.88 people.

HOW OFTEN DO COUNTY RESIDENTS CHANGE DOMICILES?
Between 2014 and 2018, 85.4 percent of Fairfax County residents had lived in their current residences for at least one year.

WHAT IS THE MEDIAN VALUE OF OWNED HOMES IN THE COUNTY?
The overall median owned-home value in Fairfax County is $536,183, but the worth of different kinds of housing varies. Multifamily housing units (such as condominiums) have a median value of $253,859, while that of single-family attached housing (e.g., townhouses) is $418,467 and that of single-family detached housing is $652,113. The average market values for those categories, respectively, are $281,110, $436,637 and $739,616. The median size of owned housing in the county is 1,604 square feet.

HOW MUCH LAND DOES FAIRFAX COUNTY COVER?
According to Wikipedia, Fairfax County covers 406 square miles, including 391 square miles of land and 15 square miles of water.

WHAT ARE THE COUNTY'S LATITUDE AND LONGITUDE?
Fairfax County sits at 38 degrees 50 minutes north latitude and 77 degrees 17 minutes west longitude. The county's latitude is similar to that of Portugal, Spain, Italy, Greece, Turkey, Japan and the border between North and South Korea. The county's longitude corresponds roughly with the Hudson Bay, Lake Ontario, Cuba, Jamaica, Colombia, Ecuador and Peru.

WHO IS IN CHARGE OF THE COUNTY?
Fairfax County is governed by a 10-member Board of Supervisors, consisting of a chairman and one supervisor from all nine magisterial districts. All supervisors serve four-year terms and their seats are up for grabs every four years. The next election will be in November 2023.

CONTINUED ON NEXT PAGE
The current board consists of Chairman Jeff McKay (D) and Supervisors James Walkinshaw (D-Braddock), John Foust (D-Dranesville), Walter Alcorn (D-Hunter Mill), Rodney Lusk (D-Lee), Penelope Gross (D-Mason), Daniel Storck (D-Mount Vernon), Dalia Palchik (D-Providence), Patrick Herrity (R-Springfield) and Kathy Smith (D-Sully). The board oversees the county’s top administrator, County Executive Bryan Hill.

WHAT ARE THE LOCAL TAX RATES? All Fairfax County residents pay a real-estate-tax rate of $1.15 per $100 assessed value. The Board of Supervisors had considered hiking that rate by 3 cents this spring to pay for employee raises and other priorities, but scrapped the proposed tax hike after the pandemic struck.

Residents in the towns of Vienna, Herndon and Clifton pay an additional real-estate tax to cover services provided by those jurisdictions. The Vienna Town Council this spring approved for the sixth straight year a tax rate of 22.5 cents per $100 assessed value.

CONTINUED ON NEXT PAGE

Free Virtual Education Event

How To Plan If Home Is No Longer An Option

The cost of assisted living is usually a stress point for families. Join us for this free, online program and learn about critical concepts for families to consider in a way that respects personal, financial, and legal goals. Presented by Arvette M. Reid (pictured), Marketing & Outreach Director with Signature Estate & Investment Advisors.

RSVP to Kelly or Betsy at 703-531-0781. They will provide you with a Zoom link for this virtual program.
County residents and businesses in certain areas also pay additional taxes based on their property values. For example, those in the Tysons Service District pay 5 cents per $100 assessed value and residents living in the area served by the McLean Community Center pay 2.3 cents per $100.

**HOW POPULAR IS THE COUNTY WITH FOREIGN BUSINESSES?** Fairfax County is the U.S. home to 430 international companies from 49 nations, according to the Fairfax County Economic Development Authority (EDA). The EDA does not just wait for businesses to come to Fairfax County, but instead has a U.S. outpost in Los Angeles and foreign offices in Bangalore/Mumbai, Berlin, London, Seoul and Tel Aviv.

**WHAT ARE THE KEY INDUSTRIES IN FAIRFAX COUNTY?** The county, which is considered one of Virginia’s primary economic engines, is home to 11 companies on the Fortune 500 list: Beacon Roofing Supply, Booz Allen Hamilton, Capital One, DXC Technology, Freddie Mac, General Dynamics, Hilton, Leidos, Northrop Grumman, NVR and SAIC.

In addition to corporate headquarters, the county is popular with firms specializing in financial services, information technology, emerging technologies (such as artificial intelligence), defense and aerospace, and health and life sciences.

**HOW MUCH FEDERAL CONTRACTING TAKES PLACE HERE?** Fairfax County-based companies also are more likely to receive federal contracts than ones in any other U.S. city or county, according to the EDA. In fiscal year 2019, Fairfax County companies were awarded $27.7 billion worth of federal contracts, including $15.4 billion for military-related contracts and $12.4 billion for ones pertaining to civilian agencies. This total amounted to 5 percent of all federal contracts nationwide and 45 percent of those awarded in Virginia, EDA officials said.

**HOW BIG IS THE COUNTY’S SCHOOL SYSTEM?** Fairfax County Public Schools (FCPS) is the 10th largest in the nation and Virginia’s third-largest employer, with 198 schools and centers and more than 188,000 students ranging from pre-kindergarten through 12th grade. (That enrollment figure may change somewhat this fall, given that officials have elected to resume classes on an all-virtual basis, continuing the trend that took effect this spring during the public-health pandemic.)

**WHAT IS THE RACIAL MAKEUP OF THE COUNTY SCHOOL SYSTEM’S STUDENT POPULATION?** According to FCPS officials, 38.5 percent of the student body is white, 25.9 percent Hispanic, 19.6 percent Asian, 10 percent black, 5.5 percent two or more races, 0.2 percent American Indian and 0.1 percent Native Hawaiian.

**WHO RUNS THE SCHOOL SYSTEM?** The Fairfax County School Board oversees Superintendent Scott Brabrand and 24,165 full-time employees. The School Board has three at-large members and one from each of the county’s nine magisterial districts, all of whom serve four-year terms. The board also has a non-
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CHANGING PEOPLE’S LIVES ONE HOUSE AT A TIME
voting student representative, who is selected by the Student Advisory Council and serves for one year.

School Board members include Chairman Ricardy Anderson (Mason District), Vice Chairman Stella Pekarsky (Sully District), Karen Keys-Gamarra (At-Large), Abrar Omeish (At-Large), Rachna Sizemore Heizer (At-Large), Megan McLaughlin (Bardock District), Elaine Tholen (Dranesville District), Melanie Meren (Hunter Mill District), Tamara Derenak Kaufax (Lee District), Karen Corbett Sanders (Mount Vernon District), Karl Frisch (Providence District), Laura Jane Cohen (Springfield District) and student representative Nathan Onibudo.

HOW BIG IS THE SCHOOL SYSTEM’S BUDGET? The system’s approved fiscal year 2020 budget was about $3 billion. Fairfax County residents financed 71.3 percent of the budget, the commonwealth of Virginia supplied another 23.3 percent and the federal government 1.5 percent, with the remaining 3.4 percent coming from other sources. The school system’s average cost per student was $15,293.

HOW DO STUDENTS GET TO SCHOOL? The school system currently is holding “all-virtual” classes because of the pandemic. When schools are holding in-person classes, three-quarters of the system’s students (more than 141,000) arrive and depart each day using FCPS’s fleet of more than 1,600 buses.

DO MANY FCPS STUDENTS SPEAK FOREIGN LANGUAGES AT HOME? FCPS students speak more than 200 languages. Of the school system’s 97,905 elementary-school students, 47,350 (48.4 percent) come from homes where foreign languages are spoken.

Spanish is by far the most common of those languages, being spoken in 21,733 students’ homes. Other languages rounding out the Top 5 are Arabic (3,207), Korean (2,240), Vietnamese (1,994) and Mandarin (1,835).

WHAT PARKS AND RECREATIONAL OPPORTUNITIES ARE AVAILABLE TO RESIDENTS? Fairfax County abounds with parks and other options for people who wish to exercise and get some fresh air. The Fairfax County Park Authority, founded on Dec. 6, 1950, oversees 427 parks on more than 23,000 acres of land. The agency’s executive director is Kirk Kincannon. For more information, visit www.fairfaxcounty.gov/parks.

The Vienna Parks and Recreation Department maintains 13 parks and a recently renovated community center with two gymnasiums, classrooms and an auditorium. The department also works with community organizations to hold town-wide special events each year, although most of those have been canceled recently because of the pandemic.

The Northern Virginia Regional Park Authority (NOVA Parks) operates numerous parks within the county, including the heavily used Washington & Old Dominion Regional Trail.

In addition, the National Park Service has facilities in the county, such as Great Falls Park, which is popular with hikers, picnickers, bicyclists and kayakers.

HOW BIG IS THE COUNTY’S LIBRARY SYSTEM? Fairfax County Public Library operates 22 full-service branches. In the Sun Gazette’s readership area, those include...
WHAT MASS-TRANSIT OPTIONS ARE AVAILABLE IN THE AREA? Two Metrorail lines cut through the Sun Gazette’s readership area. Local stations along the Orange Line include West Falls Church, Dunn Loring and Vienna. The Silver Line has four stations in Tysons: McLean, Tysons Corner, Greensboro and Spring Hill.

Local bus service includes Metrobus and Fairfax Connector. Fairfax CUE buses, operated by the city of Fairfax, make stops at the Vienna Metro Station. FASTRAN buses serve residents of Fairfax County and the cities of Fairfax and Falls Church who are taking part in programs offered by human-services agencies.

WHAT IS THE POLITICAL MAKEUP OF FAIRFAX COUNTY? Democrats hold sway in the county and got an even bigger boost from virtually running the table in the November 2019 elections. The Board of Supervisors currently has a 9-to-1 Democratic majority, with Supervisor Patrick Herring (R-Springfield) its only GOP member.

All the local General Assembly members are Democrats, including state Sens. Janet Howell, Chap Petersen and Barbara Favola and Delegates Marcus Simon, Kathleen Murphy, Rip Sullivan and Mark Keam.

WHO GOVERNS VIENNA? The town is run by the seven-member Vienna Town Council, which oversees Vienna’s operations and its town manager, Mercury Payton. The body includes Mayor Linda Colbert and members Steve Potter, Nisha Patel, Charles Anderson, Ed Somers, Ray Brill Jr. and Howard Springsteen. The Council’s membership is virtually brand-new, with only Colbert and Springsteen having more than 15 months’ tenure.

All Council members serve on an at-large basis, meaning they are responsible for the entire town instead of just certain districts. Members serve two-year terms and three seats are up for election the first Tuesday of each May; the mayor is elected during even-numbered years.

WHO POLICIES THE LOCAL AREA? The Fairfax County Police Department operates eight district stations in the county and will put a new South County District Station into service in the next couple of years. The Sun Gazette’s readership area is served by the department’s Fair Oaks, Reston and McLean district stations, as well as special county-wide operations such as helicopter, K-9 and tactical units.

Vienna also operates its own police department, where officers have the opportunity to develop longer-
term knowledge and relationships with the community instead of being transferred regularly to different divisions. Some of the department’s personnel, including Chief James Morris and Deputy Chief Daniel Janickey, formerly worked for the Fairfax County police.

**HOW BIG IS THE LOCAL FIRE DEPARTMENT?** The Fairfax County Fire and Rescue Department, led by Chief John Butler, has about 1,400 career firefighters, 330 volunteers and 180 civilian personnel. Volunteers contribute mightily to the department, not only with service hours but with fund-raising and purchases of expensive apparatuses. Locally, McLean’s station was the first registered with the county and Vienna’s the second. The Great Falls Fire Station, located on Georgetown Pike, has rural architecture resem-
WHAT ARE SOME GOOD LOCAL PLACES TO EXERCISE AND ENJOY THE OUTDOORS?

Great Falls Park, operated by the National Park Service, offers spectacular views of the Potomac River as it flows – make that “roars” during spring flood season – over massive boulders. The park also has picnic areas, a visitor center, restrooms, trails, rock-climbing areas and ruins of the former Patowmack Canal, which George Washington helped create.

Hiking opportunities also are available nearby at Scotts Run Nature Preserve and Riverbend Park, and the latter offers patrons options for boating, canoeing and kayaking. In addition, the county’s Gerald E. Connolly Cross Country Trail runs through a section of western Oakton.

Walkers, runners and cyclists flock to the Washington & Old Dominion Regional Trail, which runs right down the middle of Vienna on its 45-mile course between Arlington and Loudoun counties. Pay attention at all times on this trail, as bicyclists – many of them commuters – often reach high speeds.

A section of the W&OD trail just southeast of the Vienna Community Center also was the location of a June 17, 1861, battle during the Civil War, the first time in history that a train had been used in warfare.

W&OD users in Vienna also may want to check out the vintage red caboose and train station, as well as a train-themed mural painted on a commercial building’s wall across from the station.

Meadowlark Botanical Gardens in the Vienna area offers gardens, a pond with a gazebo, a visitor center, an atrium for events and a 3-ton Korean bronze bell named the Bell of Peace, which is ensconced in a wooden pavilion.

WHAT ARE SOME INTERESTING HISTORICAL SPOTS?

History buffs should check out the Freeman Store & Museum in Vienna, a pre-Civil War that was occupied at different times by Union and Confederate troops during the war. The building has an old-fashioned general store on the main level, a parlor with period furniture and a museum gallery upstairs, and a basement area where patrons can peruse hundreds of used books for sale.

Those curious about the past also should stop by Colvin Run Mill in Great Falls. This working gristmill, which is operated by the Fairfax County Park Authority, is housed in a four-story red-brick building constructed in 1811. The site also has a general store, blacksmith shed and picnic areas.

HAS FAIRFAX COUNTY FORMED SPECIAL BONDS WITH OTHER LOCALITIES AROUND THE WORLD?

Fairfax County maintains sisterhood partnerships with Keciroen, Turkey, since 2012; Harbin, China, since 2009; and the Songpa-gu district of Seoul, Korea, since 2009.

HOW DID FAIRFAX COUNTY, VIENNA, MCLEAN AND GREAT FALLS GET THEIR NAMES?

Fairfax County is named after Thomas Fairfax, the sixth Lord Fairfax of Cameron, who was a major landowner in the region. Vienna formerly was named Ayr Hill after a place in Scotland, but changed to its current name at the insistence of a local doctor, William Hendrick.

McLean is named after former Washington Post owner and publisher John McLean, while Great Falls, formerly Forestville, has since 1955 taken its name from the stunning waterfalls along the Potomac River.
8906 Old Dominion Dr, McLean VA 22102
$7,895,900
You will find the quality and features like no other, from the moment drive up. There is a beautiful Custom-made hammered Metal front door with glass panes that opens, the stone and custom brick on all sides with precast jack arches over the Marvin architectural series windows as well as the slate roof and stately chimneys adds to the Handsome look. This is no ordinary home, it is M&A. The area’s finest Luxury Real Estate Builder.

7301 Dulany Dr, McLean VA 22101
$5,995,900
Amazing one of a kind Nantucket style estate on over 2 acres, gate, and exterior landscaping make one feel that you’re all alone in the Hamptons. This is a home built for outdoor activities. But as fantastic as the exterior is, the interior is even more incredible, with a paneled library, 6 bedrooms upstairs as well as a kid’s study and a lower level fitness center with glass walls. Not to mention the kitchen that was updated in 2019 by Bowa. The home was originally built by master, George Sagatov.

11307 Stuart Mill Rd, Oakton VA 22124
$4,895,950
As you come to the top of the hill on one of Oaktons most beautiful streets, you see the finely landscaped circular drive that leads to this Grand French Country Manor Home on the most perfectly flat 5 Acre Lot. The stone and brick exterior with real shutters and cedar beam accents, the round gutter and 5 car garage are just part of what is in store for you, when you take a tour of this home you’ll be blown away by what’s inside.

Casey Margenau Fine Homes & Estates, Inc.
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