



SCAN TO VIEW



9945 Woodrow Street

\$1,799,000

6
BEDROOMS

6.5
BATHROOMS

6,527
FINISHED SF

3
LEVELS

0.47
ACRE LOT

4
CAR GARAGE

\$260
HOA, ANNUALLY

Two Owner's Suites, One on the Main Level

Six bedrooms and six and a half bathrooms · 10-foot ceilings on the main level · 9-foot ceilings on the upper and lower levels

Induction Cooktop and Two Ovens

42" built-in KitchenAid French door refrigerator · Safer than gas, easier to clean, faster to heat

Backs to Parkland

A trailhead to the Wolf Trap amphitheater next door · Heated screened-in porch · 0.47 acre lot

Built to Last, and Easy to Own

Exterior walls 2x6 with foam insulation · Four-car garage · Public sewer, water and gas · HOA just \$260 a year

Comparable Property Analysis

These qualified comparable properties authenticate the Casey Samson Team value range below.

PROPERTY	BUILT	FINISHED SF	LOT	ASSESSMENT	SALES PRICE
9945 Woodrow St	1995	3,100	21,800 SF	\$1,612,000	—
2007 Carrhill Rd	1986	3,819	33,071 SF	\$1,771,060	\$2,065,000
2755 Oakton	1998	3,585	16,210 SF	\$1,552,680	\$2,000,000
2022 Spring Branch	1987	4,950	43,797 SF	\$1,832,290	\$2,000,000
2028 Spring Branch	1986	3,819	25,665 SF	\$1,653,300	\$1,825,000
Age & Size Average	1989	3,478	16,615 SF	\$1,423,270	\$1,754,000
Price Range Average	1990	4,118	28,557 SF	\$1,679,423	\$1,941,667

Authenticated Values™

Built 1995 · 3,100 SF · Assessment \$1,612,000

CUSTOMARY VALUE

\$1,803,711

PREMIUM VALUE

\$1,948,008

OTHER UPGRADES

HOA: \$260 annually — includes park maintenance, social events and architectural control

Induction cooktop — environmentally safer than gas, easier to clean, and it heats food faster

Adjacent to a trailhead that leads to the Wolf Trap amphitheater

6,527 finished square feet

Land and neighborhood

Schools

Floor plan

Character

SCHOOLS

Westbriar Elementary School

Kilmer Middle School

Marshall High School

What the Owners Love

The land and the neighborhood

The schools

The floor plan

The character of the house



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

© 2026 The Casey Samson Team LLC. All Rights Reserved.