

THE LOCAL'S GUIDE TO
Vienna, VA

By Natasha Lingle



Table of Contents

- 03 ABOUT
- 04 LIVING IN VIENNA
- 05 GETTING AROUND
- 06 THINGS TO DO
- 08 LOCAL DINING SPOTS
- 09 SHOPPING
- 11 PARKS
- 13 ANNUAL EVENTS
- 14 SCHOOLS
- 15 KID FRIENDLY ACTIVITIES
- 16 NEIGHBORHOODS
- 22 HOUSING OPTIONS
- 23 BUYING VIENNA HOME
- 24 CONTACT



About Natasha Lingle

As a Vienna resident, Natasha Lingle brings firsthand local insight to buyers considering Vienna, VA their new home. With more than 13 years of experience, she helps buyers understand how neighborhoods, schools, and commuting patterns shape daily life in the area.

Natasha works one-on-one with buyers to evaluate value, location, and long-term fit. Having worked on both sides of transactions, she understands how offers are evaluated and helps buyers navigate key offer decisions with perspective and confidence.

As a solo agent, Natasha remains directly involved throughout the transaction. Buyers appreciate her clear communication, attention to detail, and steady approach, along with the benefit of working with someone who knows Vienna not just professionally, but personally.

CELL PHONE

571.455.0178

EMAIL ADDRESS

homes@natashalingle.com

OFFICE PHONE

703.564.4000

OFFICE ADDRESS

1775 Tysons Blvd,
McLean, VA 22102



Living in Vienna, VA

Vienna isn't just where I work—it's where I live, walk my dogs, grab coffee, run into neighbors, and watch the seasons change on the same tree-lined streets year after year.

It's a town that feels personal in the best way: local shops where people know your name, community events that actually bring people together, and neighborhoods where kids ride bikes and neighbors look out for each other. You get the warmth of a small town, the convenience of Northern Virginia, and a lifestyle that feels grounded, connected, and genuinely good to come home to.

Vienna is the kind of place where people don't just buy a house—they invest in a lifestyle, a community, and a long-term quality of life that truly holds its value.

Getting to know everything
ABOUT YOUR SMALL TOWN



GETTING AROUND

Getting around Vienna is easy and comfortable. Many areas around downtown are pedestrian-friendly, local bus routes connect the town to surrounding communities, and residents have direct access to Metro through the Vienna/Fairfax-GMU Orange Line station, with additional Silver Line stations nearby in Tysons.

Transportation Options



WALK

Walkable neighborhoods located around downtown area where you can stroll to coffee, shops, and local spots.



BUS

Vienna also has local bus routes that make it easy to get around town and connect to nearby areas without needing to drive everywhere.



METRO

Easy access to major D.C. Metro: Orange & Silver lines. Both go to downtown D.C. with Silver line stretching to Dulles Airport.



Things to do

IN VIENNA, VA



WOLFTRAP NATIONAL PARK

📍 *1551 Trap Rd, Vienna, VA*

A local treasure - it's the only national park in the country dedicated to the performing arts; it offers a mix of walking paths, quiet green spaces, and live performances all in one place.

Some days it's just a peaceful place to walk or sit outside, and other nights it's a concert venue.

FREEMAN STORE & MUSEUM

📍 *131 Church St NE, Vienna, VA*

The building has been part of the town since the 1800s and has worn a lot of hats over the years. Today, it's a small museum and a gift shop where you can find locally made items, nostalgic treats, and simple, meaningful souvenirs.



JAMMIN' JAVA CONCERTS

📍 *227 Maple Ave E, Vienna, VA*

This is one of those spots that feels woven into the town's identity. It's a small, intimate live-music venue where you can catch everything from local artists to nationally known performers, all in a relaxed, low-key setting. Locals' favorite and part of everyday Vienna life.

Things to do

IN VIENNA, VA



THE NOVA MODEL RAILROADERS, INC

📍 231 Dominion Rd NE, Vienna, VA

Must visit this unique local attraction in Vienna where, on selected Saturdays throughout the year, the visitors can see detailed model train layouts inside the historic train depot—offering a fun, family-friendly glimpse into rail history and a piece of the town’s history.

DATE NIGHT AT FINE RESTAURANT

📍 *Several locations*

Vienna has a few go-to spots for a real date night—Ristorante Bonaroti cozy Italian, Maple Room - for a polished night out, and Evelyn Rose with modern American menu—all known locally for great food, beautiful spaces, and evenings that feel more special than everyday dining.



DEPAUL'S URBAN FARM

📍 2599 Chain Bridge Rd, Vienna, VA

A family-owned seasonal farm store that locals love for fresh fruits and vegetables, plants, and seasonal finds. It’s the kind of place you stop by for garden plants or produce and end up chatting for a minute with familiar faces—simple, local, and part of everyday Vienna life.

Local Dining Spots



PLAKA GRILL

📍 *110 Lawyers Rd NW, Vienna, VA*

Is a neighborhood's favorite, run by a local and loved for its simple, authentic Greek food. It's casual, welcoming, and easy—whether you're stopping in for a quick lunch or grabbing dinner to go.



TACO BAMBA

📍 *164 Maple Ave W, Vienna, VA*

Vienna favorite for bold, creative tacos; and it's even more special knowing it was founded by local chef Victor Albusu. It's fun, unfussy, & a go-to for a quick lunch or relaxed dinner.



CLARITY

📍 *442 Maple Ave E, Vienna, VA*

One of Vienna's standout dining spots for elevated, chef-driven food in a relaxed, approachable setting. It's a perfect place for date nights, or special celebrations.



SUSHI YOSHI

📍 *101 Church St NW, Vienna, VA*

Sushi Yoshi is a long-time neighborhood favorite in Vienna, known for fresh authentic sushi, consistent quality, and a relaxed, welcoming vibe.

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Shopping

Vienna, VA offers a rare mix of small-town charm and big-city convenience—boutique shopping along Church Street, everyday essentials at local centers like Vienna Shopping Center, and quick access to major retail destinations like Tysons Corner & Tysons Galleria.



CHURCH STREET

Church Street in Vienna, VA is a charming walkable downtown strip filled with locally owned boutiques, cafés, and small businesses that give the area its signature small-town, community feel.



TYSON'S CORNER MALLS

Northern Virginia's premier shopping and lifestyle destination—home to two major malls, luxury brands, dining, offices, and Metro access—offering a true urban, live-work-shop experience just minutes from Vienna.



VIENNA SHOPPING CENTER

A convenient neighborhood retail hub offering everyday shopping, dining, and services in a central, easy-access location along Maple Avenue—perfect for daily errands and local living.



SMALL BUSINESSES TO SUPPORT In Vienna, VA

01

Cocoa Vienna

European style and crafted chocolates.

📍 120 Church St NE, Vienna, VA

02

Trace

Eco-friendly shop with bulk goods, refills and plastic-free alternatives.

📍 140 Church St NW, Vienna, VA

03

Vienna Vintner

Retailer featuring a wide selection of wines, plus frequent weekend tastings.

📍 320 Maple Ave E Unit #F, Vienna, VA

04

Bards Alley Bookshop

Charming local independent bookstore

📍 110 Church St NW, Vienna, VA



Parks

MEADOWLARK GARDEN

A serene oasis spanning 95 acres of lush greenery and vibrant blooms. Explore landscaped gardens, a restored 18th Century log cabin, the one of a kind Korean Bell Garden.

NOTTOWAY PARK

At Nottoway Park, you can play tennis, basketball or volleyball, garden, picnic, work out on the fitness trail, or enjoy the quiet solitude of our wooded nature path.

VIENNA DOG PARK

Completely fenced in with a five-foot high fence, this dog park is surrounded by lush greenery and has a few walking trails nearby that connect to Fairfax County's Nottoway Park.





*Enjoy a bike ride
or a stroll*

**ON VIENNA'S MOST FAVORITE
W&OD TRAIL**

Annual Events



VIVA! VIENNA!

Memorial Day festival that brings downtown to life with live music, food vendors, carnival rides, & local artists.



LIVE CONCERTS

Summer on the Green outdoor concert series, bringing live music to the Town Green on warm summer evenings.



OKTOBERFEST

Vienna's Favorite fall festival in downtown Vienna featuring live music, local food and craft beer.



HALLOWEEN PARADE

A fun downtown tradition where families and kids in costumes come together for a festive community celebration.



FARMERS MARKET

A weekly community favorite offering fresh local produce, baked goods, and artisan vendors in the heart of downtown Vienna.



HOLIDAY STROLL

A festive winter Holiday tradition that brings downtown Vienna to life with lights, local shopping, music, and seasonal cheer.



Schools In Vienna, VA

Vienna, VA is known for its highly rated public schools within Fairfax County Public Schools, offering strong academics, advanced programs, and consistently high performance across grade levels.

Families also have access to a wide selection of private schools nearby, providing diverse educational options ranging from faith-based to independent programs—making Vienna a highly desirable community for education-focused households.

KID FRIENDLY ACTIVITIES

In Vienna, VA

01

Kiln & Custard

 115 Church St NE, Vienna

Is a paint-your pottery studio combined with a custard counter. You can choose pottery pieces to paint on-site, have them fired in a kiln, and enjoy custard.

02

NYSA Art School

 320 Maple Ave E, Vienna

Renown art school celebrated for its comprehensive artistic development programs catering to all ages. With emphasis on college portfolio preparation.

03

My Gym

 133 Park St, Vienna

Kid-friendly gym for babies, toddlers and older children offering gymnastic classes, games, and popular venue for birthday parties.

04

Vienna Community Center

 120 Cherry St SE, Vienna

The Vienna Community Center is a go-to spot for kids' with year-round activities. With everything from sports and arts classes to camps during school breaks.

05

Dance Classes

 Cedar Ln, Church St, Vienna

Vienna has a couple of well-known dance studios: Born to Dance & Vienna Dance Academy. These offer different dance styles for different age groups.

06

NOVA Wild Zoo

 1228 Hunter Mill Rd, Vienna

A small safari-style zoo with both drive-through and walk-through experiences. It's popular spot for families where the kids can see animals up close.

Choosing The Right Neighborhood In Vienna, VA



When moving to a new city, finding the right neighborhood is just as important as finding the right home. Consider what matters most to you, for example: schools, parks, or public transportation. Think about practical stuff too, such as commute times, nearby amenities, and safety.

To make your search easier, I've pulled together a list of my favorite neighborhoods and communities in the area.

These neighborhoods have a great reputation, offer a high quality of life, and are conveniently located. They have much to offer everyone considering them.

Whether you're looking for top-rated schools, beautiful parks, or a friendly and involved community, you'll find something on this list that catches your eye.

**EXPLORE THE TOP
NEIGHBORHOODS IN
VIENNA, VA**



Welcome To Vienna Woods



Vienna Woods is one of Vienna's most established neighborhoods. Originally developed in the early 1950s, today it's defined by quiet, tree-lined streets and a mix of mid-century and new construction homes. Sidewalks make it easy to walk the neighborhood, and Maple Avenue, schools, and local shops are just minutes away.

WHAT TO EXPECT

Quiet tree-lined streets with easy access to downtown Vienna

THE INVENTORY

New construction homes, 2-Level 1950s ramblers, and split level homes. Median Sales Price: \$1.4M

THE PERKS

Walkable to restaurants, playgrounds, coffee shops and more...

YOU'LL FALL IN LOVE WITH

Community-oriented neighborhood with a mix of home styles and price points, appealing to buyers at different stages and budgets.

Welcome To Windover Heights



Windover Heights is one of Vienna's oldest and most character-rich neighborhoods, known for its historic roots, mature trees, and walkable streets near Maple Avenue. Homes range from preserved historic home from late 19th century to newer builds, giving the area a layered established feel.

WHAT TO EXPECT

Quiet, tree-lined streets with easy access to everything you need

THE INVENTORY

Single family homes with Median Sales Price: \$1,899,000

THE PERKS

A rare mix of historic character, larger lots, and walk-to-town convenience

YOU'LL FALL IN LOVE WITH

The historic charm and modern conveniences

Welcome To Maymont Estates



Maymont Estates is a small, upscale enclave known for large estate-style homes set on generous lots with a sense of privacy and exclusivity. Streets are quiet with homes positioned back from the road and surrounded by mature landscaping. The neighborhood appeals to buyers looking for newer, high-end construction while still being close to Vienna, Tysons, and major commuter routes.

WHAT TO EXPECT

Grand custom homes with lush landscaping and quiet streets

THE INVENTORY

Single family homes with custom designs. Median Price: \$2.5M

THE PERKS

Offers exclusive privacy while remaining close to Route 7, Tysons, and downtown Vienna.

Welcome To Lakevale Estates



Lakevale Estates is a community of 283 homes located near downtown Vienna. The neighborhood feeds into the Flint Hill, Thoreau, and Madison school pyramid. Lakevale is only one of two neighborhoods in Vienna with its own private pool. Other amenities include: tennis courts, club house, lake, baseball & soccer fields.

WHAT TO EXPECT:

Mature trees, established streets with a quiet residential feel.

THE INVENTORY:

Single-family homes with a mix of original residences and updated or expanded properties. Median Price: \$1.28M

THE PERKS:

Community-oriented living with neighborhood amenities and strong school pyramids

YOU'LL FALL IN LOVE WITH:

Lakevale's private lake, walkable to schools, and close-knit community feel

Welcome To Wolftrap



The **Wolf Trap** area is characterized by larger lots and deeper setbacks. Homes are often positioned farther from the road and surrounded by mature trees. The area sits primarily in the 22182 zipcode zoned for Langley High School and offers convenient access to Tysons, Route 7, and major commuter routes, while remaining closely associated with Wolf Trap National Park.

WHAT TO EXPECT

Large lots, neighborhoods lined with sidewalks.

THE INVENTORY

Single family homes that vary by sizes and prices. Median price: \$2M.

THE PERKS

Many homes in Langley HS district; close to downtown Vienna, parks, route 7.

Housing Options

Vienna offers a range of housing options to fit different lifestyles and needs — from condos to townhouses, all the way up to single-family homes on quiet, tree-lined streets.



CONDOS

Condos in Vienna range from low-rise to high-rise buildings, offering everything from studios to luxury properties with elevators and amenities. Many are near Orange & Silver Line Metro Stations.



TOWNHOUSES

Offer middle ground between condo living and a single-family home. They're found in friendly, established neighborhoods throughout town and appeal to buyers who want room to grow without the upkeep of a larger detached home.



SINGLE FAMILY HOMES

Found on charming, tree-lined streets and range from classic ranches to spacious newer builds. They're ideal for buyers seeking space, privacy, and a strong sense of neighborhood — from quiet cul-de-sacs to established residential pockets throughout town.

OVERVIEW

Buying A Home In Vienna, VA

STEP 1

Connect With Me

If we haven't set up a time to meet, reach out now. We'll establish your goals and desires.

Assessing your needs and wants is the first and most important step in the home buying process.

STEP 2

Determine Your Budget + Get Pre-Approved

Getting pre-approved for a mortgage is vital prior to beginning your home search. It will give you a clear idea of your borrowing capacity and help you in your search. A lender can help you determine how much you can afford to spend on a home. I'd be happy to share my list of recommended local lenders.

STEP 3

Start Your Home Search

We'll set up an MLS search, so that you are notified immediately of any properties that come to market. I'll work hard to find homes before they even come to the market. I'll preview the homes, and together we'll tour properties in person or virtually.

STEP 4

Write The Offer

Once you find a property you love, I'll guide you in preparing a competitive offer. We'll consider market conditions, recent comparable sales, and the property's condition. I'll negotiate on your behalf to secure the best possible terms.

STEP 5

Under Contract

Once we're under contract, it's crucial to conduct inspections and perform all due diligence. I'll coordinate the inspection process, and we'll review the inspection report. I'll guide you through any necessary negotiations with the seller. We'll work through any contingencies stipulated in your contract and ensure financing and closing preparations are taken care of.

STEP 6

Settlement

Before the closing, we'll conduct a final walkthrough to ensure the property is in the agreed-upon condition. At the closing, you'll sign the necessary documents, pay the closing costs, and officially take ownership of the property.

Are you ready to buy in Vienna, VA?

I hope this guide was valuable to you as you consider life in Vienna, VA. If you are interested in buying a home in Vienna, I would love the opportunity to discuss your goals.

You can schedule a time with me at the link below or give me call to set up a time.

SINCERELY,

Natasha Lingle

SCHEDULE A TIME TO TALK

[Click Here](#)

CELL PHONE

571.455.0178

EMAIL ADDRESS

homes@natashalingle.com



NatashaLingle

