

\$770,000 - 2603 River Birch Road, HERNDON

MLS® #VAFX2224826

\$770,000

3 Bedroom, 2.50 Bathroom, 2,400 sqft
Residential on 0.00 Acres

ARPINA VALLEY, HERNDON, VA

Welcome to Arpina Valley! This charming Drees Homes community boasts a prime location directly off Rt 28, offering easy access to Dulles Airport for seamless travel experiences. Residents enjoy the convenience of being just minutes away from local shopping, a variety of restaurants, and the vibrant Reston Town Center, ensuring there's always something to explore nearby. Our gorgeous plans offer luxury living and a low-maintenance lifestyle, and many back to common spaces, providing a serene backdrop. Discover a perfect balance of convenience and tranquility in this welcoming community. Welcome to The SKYE: A Contemporary Urban Townhome-Style Condominium, Step into modern living with The Skye, a stylish urban townhome that seamlessly blends functionality with sophisticated design. This spacious home features an open-concept floorplan, offering a smooth transition from the inviting family room to the heart of the home—the kitchen. The kitchen boasts a large island, sleek quartz countertops, stainless steel appliances, and a walk-in pantry, perfect for both cooking and entertaining. Looking for outdoor space the main level offers a covered outdoor living off the kitchen which offers great entertaining space and comes with a massive storage closet. In Addition to the main level outdoor living space, this home offers a roof top Terrace with excellent views of the surrounding area. The upper level is dedicated



to comfort and privacy, featuring a luxurious owner’s retreat complete with a ensuite bath that includes a dual vanity, a separate shower, a private water closet, and a huge walk-in closet. Two additional well-sized bedrooms, loft area, full bath and a dedicated laundry room round out the upper floor, providing both function and comfort for your everyday life. This home offers the perfect blend of style, convenience, and privacy—an ideal setting for urban living at its finest.

*Photos are not of actual home and are for illustrative purposes only.

Built in 2025

Essential Information

MLS® #	VAFX2224826
Price	\$770,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,400
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Condo, End of Row/Townhouse
Style	Contemporary
Status	Active

Community Information

Address	2603 River Birch Road
Subdivision	ARPINA VALLEY
City	HERNDON
County	FAIRFAX-VA
State	VA
Zip Code	20171

Amenities

Amenities	Soaking Tub, Bathroom - Walk-In Shower, Carpet, Master Bath(s), Walk-in Closet(s), Washer/Dryer Hookup
Utilities	Cable TV Available, Phone, Sewer Available, Under Ground, Water Available
Parking	Concrete Driveway
# of Garages	1
Garages	Garage - Rear Entry, Garage Door Opener, Inside Access

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Energy Star Appliances, Icemaker, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Water Heater
Heating	Central, Energy Star Heating System, Programmable Thermostat, Heat Pump(s)
Cooling	Central A/C, Energy Star Cooling System, Fresh Air Recovery System, Programmable Thermostat
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick Front, Combination, HardiPlank
Exterior Features	Exterior Lighting, Sidewalks, Street Lights, Balcony, Terrace, Roof Deck
Windows	Double Pane, Energy Efficient, Low-E, Screens, Vinyl Clad
Roof	Architectural Shingle
Foundation	Slab

School Information

District	FAIRFAX COUNTY PUBLIC SCHOOLS
Elementary	LUTIE LEWIS COATES
Middle	CARSON
High	WESTFIELD

Additional Information

Date Listed	March 4th, 2025
Days on Market	229
Zoning	PDH

Listing Details

Listing Office	Samson Properties
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