

\$594,900 - 2613 River Birch Road, HERNDON

MLS® #VAFX2224830

\$594,900

3 Bedroom, 2.50 Bathroom, 1,576 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 Harridan: A Contemporary Urban Townhome-Style Condominium Step into modern living with The Harridan, 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. Convenience is key with a coat closet right off the garage, along with additional storage space and a half bath on the main level. The upper level is dedicated to comfort and privacy, featuring a luxurious owner's retreat that fills the space with natural light. The ensuite bath includes a dual vanity, a separate shower, a private water



closet, and an expansive walk-in closet. Two additional well-sized bedrooms, 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® #	VAFX2224830
Price	\$594,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,576
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Condo, Interior Row/Townhouse
Style	Contemporary
Status	Active

Community Information

Address	2613 River Birch Road
Subdivision	ARPINA VALLEY
City	HERNDON
County	FAIRFAX-VA
State	VA
Zip Code	20171

Amenities

Amenities	Tub Shower, Bathroom - Walk-In Shower, Carpet, Master Bath(s), Walk-in Closet(s), Washer/Dryer Hookup
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Utilities	Cable TV Available, Electric Available, Phone Available, Sewer Available, 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, Heat Pump(s), Programmable Thermostat
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
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	230
Zoning	PDH

Listing Details

Listing Office	Samson Properties
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