

\$858,735 - 13922 Aviation PI, HERNDON

MLS® #VAFX2261080

\$858,735

4 Bedroom, 4.00 Bathroom, 2,507 sqft
Residential on 0.03 Acres

ARPINA VALLEY, HERNDON, VA

Ready to MOVE IN – Located in the sought-after Arpina Valley townhome community in Herndon, VA, this exquisite Tally 20-R2 floor plan offers refined luxury and modern convenience. This four-level, end-unit townhome features 4 bedrooms, 5 baths (3 full, 2 half), and a two-car rear-load garage.

About the Home & Features: This end-unit showcases the finest upgrades. Enjoy 9 ft. ceilings on the first three levels, 8 ft. ceilings on the upper floor, and a rooftop terrace. Elegant oak stairs on all levels, Luxury Vinyl Plank (LVP) flooring throughout, and wall-to-wall stain-resistant carpet in bedrooms add style and durability.

The entry level offers a bright, versatile rec room – perfect for an office or entertainment – plus a convenient half bath and closet space. Added conveniences include a finished garage with opener and keypad.

The main level opens to a chef-inspired designer kitchen at the heart of the home, featuring Bosch stainless steel appliances, a five-burner cooktop with chimney hood, single wall oven with microwave, Kohler undermount sink, upgraded white quartz backsplash and countertops, white soft-close cabinetry, and a centralized pantry with solid shelving. The open floor plan flows seamlessly into a grand family and dining room with walls of windows



and a balcony for everyday enjoyment.

Upstairs, the magnificent owner’s suite includes a massive walk-in closet and a spa-inspired primary bath with Kohler Venza brushed nickel fixtures, dual vanities, quartz countertops, frameless shower, and floor-to-ceiling tile. Generously sized secondary bedrooms share a hallway full bath. The much-desired laundry is on the bedroom level with white cabinetry.

The fourth level offers a fun indoor-outdoor retreat with a 4th bedroom, full bath, and rooftop terrace. The exterior features brick with Hardie Plank siding, a weather-resistant barrier, and a fully sodded yard.

Location, Location, Location: Just approx 1.6 miles from the Innovation Center Metro (Silver Line) and minutes from Route 28, the Dulles Toll Road, and Fairfax County Parkway, commuting is easy. Only approx 3.5 miles from Dulles International Airport, it’s ideal for business and leisure travelers. Top employers—Amazon Web Services, Google, Boeing, Northrop Grumman—are nearby. Enjoy weekends at Reston Town Center, Frying Pan Park, and endless shopping, dining, and recreation.

Built in 2025

Essential Information

MLS® #	VAFX2261080
Price	\$858,735
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,507
Acres	0.03

Year Built	2025
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Contemporary
Status	Active

Community Information

Address	13922 Aviation Pl
Subdivision	ARPINA VALLEY
City	HERNDON
County	FAIRFAX-VA
State	VA
Zip Code	20171

Amenities

# of Garages	2
Garages	Garage - Rear Entry, Garage Door Opener, Inside Access, Other

Interior

Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Exhaust Fan, Oven-Wall, Refrigerator, Stainless Steel Appliances, Water Heater
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Front Entrance, Fully Finished, Garage Access, Interior Access, Windows, Walkout Level, Other
# of Stories	4
Stories	4

Exterior

Windows	Double Pane
Foundation	Other

School Information

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

Additional Information

Date Listed	August 13th, 2025
Days on Market	67
Zoning	320

Listing Details

Listing Office	Samson Properties
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Listing information last updated on October 18th, 2025 at 11:30pm EDT