

\$475,000 - 12180 Sanibel Ct, RESTON

MLS® #VAFX2270344

\$475,000

3 Bedroom, 2.00 Bathroom, 1,276 sqft
Residential on 0.03 Acres

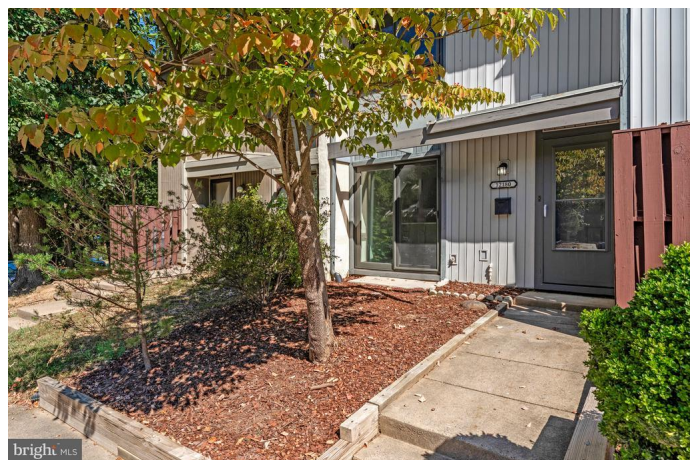
SANIBEL CLUSTER, RESTON, VA

Welcome home to this beautifully updated 3-bedroom townhouse nestled in the heart of Reston! Freshly painted with a renovated kitchen and bathrooms, plus brand-new flooring, this move-in-ready home blends comfort and modern style.

Step inside to find a bright main level with recessed lighting, an open living area with sliding glass doors to a fenced backyard, and a stunning kitchen updated in 2025 with quartz countertops, Arctic White tile backsplash, Evergreen Fog cabinetry, and stainless-steel appliances including LG fridge and range. The adjacent powder room features a new vanity and eco-flush toilet.

Upstairs, the spacious primary suite includes a walk-in closet, an additional closet, a newly renovated en-suite bath, and a remote-controlled ceiling fan. Two additional bedrooms and an updated hall bathroom provide space for family, guests, or a home office. Two reserved parking spots are located right out front for ultimate convenience.

Enjoy private outdoor living in the fenced backyard, a charming front garden, and direct access to common green space, community pools, tennis and pickleball courts, lakes trails, playgrounds and more. With a prime location and updated interiors, you can't go wrong with this stylish home, in one of Northern Virginia's most desirable and amenity-rich



communities!

Built in 1972

Essential Information

MLS® #	VAFX2270344
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,276
Acres	0.03
Year Built	1972
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Contemporary
Status	Active Under Contract

Community Information

Address	12180 Sanibel Ct
Subdivision	SANIBEL CLUSTER
City	RESTON
County	FAIRFAX-VA
State	VA
Zip Code	20191

Amenities

Amenities	Attic, Built-Ins, CeilingFan(s), Chair Railing, Tub Shower, Recessed Lighting, Wood Floors
Parking Spaces	2
Parking	Assigned

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Dryer-front loading, Oven/Range-Gas, Refrigerator, Stove, Washer
Heating	Forced Air
Cooling	Central A/C, Ceiling Fan(s)

# of Stories	2
Stories	2 Story

Exterior

Exterior	Wood
Exterior Features	Exterior Lighting, Wood Fence, Fenced-Rear
Lot Description	Rear Yard
Windows	Sliding
Foundation	Slab

School Information

District	FAIRFAX COUNTY PUBLIC SCHOOLS
Elementary	DOGWOOD
Middle	HUGHES
High	SOUTH LAKES

Additional Information

Date Listed	October 2nd, 2025
Days on Market	4
Zoning	370

Listing Details

Listing Office	Serhant
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