

\$899,990 - 13724 Aviation PI, HERNDON

MLS® #VAFX2273976

\$899,990

3 Bedroom, 3.00 Bathroom, 2,722 sqft

Residential on 0.04 Acres

ARPINA VALLEY, HERNDON, VA

Explore a brand new incredible TOWNHOME by Van Metre Homes at ARPINA VALLEY is available for you to call home IMMEDIATELY! Step into luxurious living with the TARYN 24-F2 floorplan by Van Metre Homes, where comfort meets elegance across four meticulously designed levels spanning 2,722 square feet. Boasting 3 bedrooms and 2 full plus 2 half bathrooms, this brand-new residence offers the height of modern convenience. Enter through the inviting foyer and ascend to the main level, where an open layout beckons. Separating the spacious great room and inviting dining room is a central, premier kitchen equipped with upgraded cabinets, quartz countertops, tile backsplash, spacious island, and stainless-steel appliances. The balcony located just off the dining room and the deck off the great room provide the ideal space to get some fresh air. Enjoy cozy nights in with the electric fireplace in the great room! Ascend to the upper level and discover a haven of relaxation in the expansive primary suite, complete with a generous walk-in closet and a luxurious 4-piece bathroom featuring double sinks and an oversized, frameless shower with a built-in seat. Two additional bedrooms and another full bath, along with a convenient upstairs laundry room, ensure every need is met with ease on this floor. But the luxury doesn't end there. Descend back to the ground level and be captivated by the the rec room and additional half bathroom, ideal space for



effortless entertaining of family and friends. The ground level of this exceptional home offers versatility and functionality, boasting welcoming foyer and a fenced-in backyard with gate, perfect for meeting the needs of your lifestyle. This level also provides easy access to the finished 2-car, front-load garage. Being a new build, your home is constructed to the highest energy efficiency standards, comes with a post-settlement warranty, and has never been lived in before! The TARYN 24-F2 floorplan presents an unparalleled opportunity to indulge in contemporary living at its finest. Make your move now. Schedule an appointment today! ----- Discover the allure of Arpina Valley, a new townhome community in Herndon that exceeds all expectations. Designed for modern convenience and commuter-friendly living, Arpina Valley connects you effortlessly to Route 28, the Dulles Greenway, and Dulles International Airportâ€”ensuring youâ€™re well-connected to everything Northern Virginia has to offer. Thoughtfully crafted floorplans provide flexible living spaces for your lifestyle, while community amenities invite you to relax, connect, and thrive. Embrace a lifestyle where new adventures are always within reach, and make Arpina Valley your gateway to exceptional living. ----- Take advantage of closing cost assistance by choosing Intercoastal Mortgage and Walker Title. ----- Other homes sites and delivery dates may be available. ----- Pricing, incentives, and homesite availability are subject to change. Photos are used for illustrative purposes only. For details, please consult the Sales team.

Built in 2025

Essential Information

MLS® #	VAFX2273976
Price	\$899,990

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,722
Acres	0.04
Year Built	2025
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Transitional
Status	Active

Community Information

Address	13724 Aviation Pl
Subdivision	ARPINA VALLEY
City	HERNDON
County	FAIRFAX-VA
State	VA
Zip Code	20171

Amenities

Amenities	Recessed Lighting, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Stall Shower, Master Bath(s), Attic, Carpet, Pantry, Washer/Dryer Hookup
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener

Interior

Interior Features	Floor Plan-Open, Efficiency
Appliances	Built-In Microwave, Dishwasher, Disposal, Energy Star Appliances, Stainless Steel Appliances, Oven-Wall, Refrigerator, Water Heater, Cooktop, Freezer, Icemaker
Heating	Forced Air, Programmable Thermostat
Cooling	Central A/C, Programmable Thermostat
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3

Stories 3

Exterior

Exterior	Brick Front, Combination, Composition, Vinyl Siding, Alum/Steel Siding, HardiPlank
Exterior Features	Sidewalks, Gutter System, Exterior Lighting, Balcony, Deck(s)
Lot Description	Rear Yard
Windows	Energy Efficient, Insulated, Low-E, Screens, Vinyl Clad
Roof	Architectural Shingle
Foundation	Other

School Information

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

Additional Information

Date Listed	October 9th, 2025
Days on Market	10
Zoning	RESIDENTIAL

Listing Details

Listing Office	Pearson Smith Realty, LLC
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