

\$1,150,000 - 2700 Reign St, HERNDON

MLS® #VAFX2274110

\$1,150,000

5 Bedroom, 2.50 Bathroom, 3,664 sqft

Residential on 0.38 Acres

FOX MILL ESTATES, HERNDON, VA

Get ready to fall in love with your forever home! This Williamsburg inspired colonial is beautifully placed on a corner lot, offering charming curb appeal as you approach while the convenient side load garage offers abundant parking for you and your guest. You already know that this is an outstanding location, and Fox Mill Estates is a desired neighborhood for both a community feel and the privacy many seek so close to Reston/The Dulles Access road and short commutes in almost any direction! The home was originally expanded at the time of construction to offer a main level bedroom and area behind for laundry and bath. Recently the home was further enhanced by a sunroom addition and attached main level deck. Each room has been thoughtfully upgraded and updated to meet the needs of the most discerning buyer! The full renovation of the kitchen includes many custom features, solid wood cabinets, granite counters, tile backsplash, under cabinet lighting, and all GE Cafe Collection Appliances -- finished in stainless steel! The flow from this beautiful kitchen to the other living areas is enhanced by natural light from the numerous "Pella" replacement windows! I can imagine going to the recently added sunroom with its cheerful "Icy Lemonade" color for my morning coffee and on warmer days stepping out to the adjacent main level deck finished in low maintenance trex decking to see the birds and which flower of the landscaped yard may be in bloom! The entire



three levels of the home have just been professionally painted in a warm neutral color that is sure to please. Upstairs you will find a generous primary suite offering a sitting area, main sleeping area, dressing room, fully remodeled bath with a custom shower and doors! You will also find three closets in this suite alone! each of the other three bedrooms are appointed with wall-to-wall carpet and each has generous closet space as well. The upper hall bath has also been fully remodeled. I believe that basically every major component of this home has been replaced, remodeled or upgraded to meet the current standards one would expect in a home at this price point. If you are into cars, you will certainly appreciate the recently drywalled garage with its epoxy finished floors and LED lighting! Don't worry you won't need to store the holiday decorations in the garage because there is over 1,300 sf of lower level that can accommodate pretty much any need you can think of: storage, gym, play area, hobby room -- all with a direct walk out to the rear yard! Come see for yourself. You may just want to stay!!! Please do not adjust the lighting or thermostat, many lights are either automatic (exterior) or on timers. The thermostat is programmable. Did i mention that the HVAC is only a few years old and was replaced with a top efficiency Carrier Infinity Series Heat Pump! Don't let this one pass you by!!

Built in 1984

Essential Information

MLS® #	VAFX2274110
Price	\$1,150,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	3,664
Acres	0.38
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Colonial, Federal
Status	Active

Community Information

Address	2700 Reign St
Subdivision	FOX MILL ESTATES
City	HERNDON
County	FAIRFAX-VA
State	VA
Zip Code	20171

Amenities

Amenities	Tub Shower, Bathroom - Walk-In Shower, Carpet, CeilingFan(s), Chair Railing, Entry Lvl BR, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Wood Floors
Utilities	Cable TV Available, Electric Available, Phone Available, Sewer Available, Water Available
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener, Inside Access, Oversized
Has Pool	Yes

Interior

Interior Features	Floor Plan-Traditional, Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, Dryer - Electric, ENERGY STAR Clothes Washer, Energy Star Appliances, ENERGY STAR Dishwasher, ENERGY STAR Refrigerator, Exhaust Fan, Icemaker, Microwave, Oven-Self Cleaning, Oven-Single, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Washer-front loading, Washer/Dryer Stacked, Water Heater
Heating	Central, Energy Star Heating System, Forced Air, Heat Pump - Electric BackUp, Programmable Thermostat
Cooling	Central A/C, Energy Star Cooling System, Heat Pump(s), Programmable Thermostat

Has Basement	Yes
Basement	Daylight, Full, Full, Partially Finished, Poured Concrete, Rear Entrance, Space For Rooms, Sump Pump, Walkout Level
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Bump-outs, Extensive Hardscape, Exterior Lighting, Gutter System, Outside Shower
Lot Description	Backs to Trees, Corner Lot, Front Yard, Landscaping, Road Frontage
Windows	Double Hung, Double Pane, Bay/Bow, Energy Efficient, Insulated, Low-E, Replacement, Screens, Vinyl Clad, Wood Frame
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	Fairfax County Public Schools
Elementary	FOX MILL
Middle	CARSON
High	SOUTH LAKES

Additional Information

Date Listed	October 9th, 2025
Days on Market	10
Zoning	120

Listing Details

Listing Office	RE/MAX Gateway, LLC
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