

\$799,900 - 40 N Berlin Pike, LOVETTSVILLE

MLS® #VALO2060454

\$799,900

4 Bedroom, 3.00 Bathroom, 2,372 sqft

Residential on 0.46 Acres

LOVETTSVILLE, LOVETTSVILLE, VA

UNBELIEVABLE VALUE FOR NEW CONSTRUCTION SFH IN LOUDOUN ON .46 ACRE LOT! NO HOA  HIGH SPEED INTERNET  BEST-PRICED NEW CONSTRUCTION IN LOUDOUN COUNTY! IMMEDIATE DELIVERY \$2500 Lender Closing Cost Credit from Bank of Charlestown if Buyer chooses to use them for their loan.

This stylish new Powers Home is perfectly perched on a gentle hill in the heart of Lovettsville, VA offering fresh design, thoughtful upgrades, and the kind of layout todays buyers are looking for. With stone accents across the front, an inviting porch, and great curb appeal, it blends charm and modern appeal from the very first look.

Step into a bright two-story entryway featuring a sleek modern light fixture that sets the tone for the rest of the home clean, cool, and effortlessly polished. Inside, you find real hardwood floors, a handsome open wood staircase, and a freshly painted interior in soft, neutral tones. Designer lighting throughout including stylish pendants over the kitchen island adds warmth and personality in all the right places.

The kitchen is straight out of your saved Instagram folder, with a mix of function and high style. It features an incredible amount of soft-close cabinetry, classic white subway tile backsplash, durable quartz countertops, and a



two-toned island that anchors the space. The upgraded stainless steel appliance package includes a gas (propane) range with a statement stainless hood that makes the entire space pop. Recessed lighting and custom pendant lights complete the look, and the kitchen flows perfectly into the open family room where a stone fireplace with hearth mirrors the stone on the front exterior.

Off the main living area, a flex room with attached full bath gives you options—whether you need a guest suite, office, or future main-level bedroom.

Upstairs, the primary suite is a peaceful retreat, with a box bay window offering beautiful mountain views, a spa-like bath with dual shower heads, and a large walk-in closet. All four bedrooms feature plush carpet with upgraded padding, creating a cozy and inviting feel. The laundry room is conveniently located on the upper level and finished with durable LVP flooring.

Need more space? The full unfinished basement includes walk-up egress and rough-in plumbing, ready for future expansion—think home gym, rec room, or media lounge.

The large backyard is the perfect place to entertain, garden, grill, or throw a frisbee with the dog—and there's even a producing apple tree for that extra touch of charm.

Live just minutes from everything Lovettsville has to offer: Sunday breakfast at Betty's™ Diner, a latte from Back Street Brews, a dip in the new town pool, or a yoga class at the rec center or on the Town Square. Stock up at the Lovettsville Co-op Grocery, and enjoy the growing selection of restaurants, gyms, shops, and services nearby. You're also just

minutes to the MARC train to DC and the scenic Potomac River.

\$2,500 closing cost contribution available with financing through the Bank of Charlestown. Settle immediately! Contact listing agents Samantha Fisher or Curt Schaber for more information. Don't forget to check out the floor plans in the photo section.

Built in 2024

Essential Information

MLS® #	VALO2060454
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,372
Acres	0.46
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	40 N Berlin Pike
Subdivision	LOVETTSVILLE
City	LOVETTSVILLE
County	LOUDOUN-VA
State	VA
Zip Code	20180

Amenities

Amenities	Crown Molding, Formal/Separate Dining Room, Upgraded Countertops, Walk-in Closet(s), Soaking Tub, Stall Shower, Tub Shower, Bathroom - Walk-In Shower, CeilingFan(s), Pantry, Recessed Lighting, Wood Floors, Entry Lvl BR, Washer/Dryer Hookup
Parking	Paved Driveway

# of Garages	2
Garages	Garage - Front Entry
View	Mountain, Garden/Lawn
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open, Floor Plan-Traditional
Appliances	Built-In Microwave, Dishwasher, Disposal, Exhaust Fan, Oven-Double, Icemaker, Microwave, Oven-Wall, Refrigerator, Range hood, Stainless Steel Appliances, Cooktop-Down Draft
Heating	Heat Pump - Gas BackUp
Cooling	Central A/C
Has Basement	Yes
Basement	Walkout Stairs, Side Entrance
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Stone, Mantel(s)
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stone, Vinyl Siding
Lot Description	Cleared, Front Yard, Landscaping, Rear Yard, Vegetation Planting
Windows	Vinyl Clad
Foundation	Concrete Perimeter

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
Elementary	LOVETTSVILLE
Middle	HARMONY
High	WOODGROVE

Additional Information

Date Listed	November 1st, 2023
Days on Market	474
Zoning	LV:R1

Listing Details

Listing Office	On The Market Properties
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