

\$1,349,000 - 40752 Canongate Dr, LEESBURG

MLS® #VALO2096384

\$1,349,000

4 Bedroom, 5.00 Bathroom, 6,099 sqft

Residential on 4.29 Acres

SHENSTONE, LEESBURG, VA

Massive price improvement! Welcome to one of Loudoun County's most luxurious and sought-after neighborhoods, Shenstone Farm! This beautiful home sits on a gorgeous elevated 4+ acre lot at the top of the hill and has so much to offer. With almost 6100 square feet of living space ABOVE GROUND and over 8700 total, this property is extremely spacious with 4 bedrooms, 4.5 bathrooms, a bonus 4th level loft, and a massive unfinished basement just waiting to be personalized! The main level boasts a grand foyer that greets you as soon as you walk in. You'll find a very spacious sunroom where you can relax, or use this as a recreation space! This level is also home to a lovely formal dining room, sitting room, and main living room that flows into a gorgeous dark eat-in kitchen! You'll enjoy all new stainless steel kitchen appliances and so much countertop space, and bask in the natural light of the bonus dining space. Heading upstairs you'll find 4 very large bedrooms each with their own en-suite bathroom - no need for sharing in this house! Each bedroom also offer beautiful views from the hilltop, which is what Shenstone Farm is all about. The primary bedroom comes equipped with a wet bar and a private balcony, and a gigantic primary bathroom with a steam shower and oversized walk-in closet! Heading up to the loft, you'll have access to a large recreation space, and plenty of storage closets to boot. The basement is truly a blank canvas with just under 2700 square feet of unfinished



space - design your dream basement without having to compromise from lack of space! Outside you'll enjoy the sprawling 4+ acre lot with tons of yard space, and the home comes equipped with a beautiful Trex deck as well. For the vehicles, you'll have a spacious 3 car garage with high ceilings perfect for adding storage racks! The icing on the cake is the location as you're just a short drive to historic Downtown Leesburg, which offers so many options in the form of coffee shops, delicious restaurants, shopping, and more. Battlefield Shopping Center is just a short trip away as well, and you'll have easy access to the toll road and major transportation routes. This home is truly the full package, so be sure to come see it for yourself!

Built in 2007

Essential Information

MLS® #	VALO2096384
Price	\$1,349,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	6,099
Acres	4.29
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	40752 Canongate Dr
Subdivision	SHENSTONE
City	LEESBURG
County	LOUDOUN-VA

State	VA
Zip Code	20175

Amenities

Amenities	Built-Ins, Chair Railing, Crown Molding, Double/Dual Staircase, Upgraded Countertops, Master Bath(s), Shades/Blinds, Wet Bar/Bar, Wood Floors, Recessed Lighting
# of Garages	3
Garages	Garage Door Opener
View	Pasture, Trees/Woods

Interior

Interior Features	Floor Plan-Open
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Energy Star Appliances, Exhaust Fan, Icemaker, Oven-Double, Oven-Wall, Refrigerator, Washer, Built-In Microwave
Heating	Forced Air, Heat Pump(s), Zoned
Cooling	Ceiling Fan(s), Central A/C, Heat Pump(s), Zoned
Has Basement	Yes
Basement	Full, Walkout Stairs, Rear Entrance
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Fireplace - Glass Doors, Mantel(s)
# of Stories	3
Stories	3

Exterior

Exterior Features	Balcony
Windows	Double Pane, Screens
Foundation	Concrete Perimeter

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
Elementary	KENNETH W. CULBERT
Middle	SMART'S MILL
High	TUSCARORA

Additional Information

Date Listed	May 13th, 2025
Days on Market	136

Zoning

AR1

Listing Details

Listing Office

Pearson Smith Realty, LLC

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