

\$2,999,900 - 40925 Alysheba Dr, LEESBURG

MLS® #VALO2098364

\$2,999,900

6 Bedroom, 8.50 Bathroom, 9,981 sqft

Residential on 3.16 Acres

BEACON HILL, LEESBURG, VA

Introducing an extraordinary new construction estate in the prestigious Beacon Hill community of Leesburg, Virginia. Built by the renowned New Village Builders and slated for completion in 2025, this nearly 10,000 sq ft residence on three finished levels offers the ultimate blend of elegance, comfort, and thoughtful design. Step into a grand foyer where you're immediately greeted by a dramatic dual curved staircase and soaring 20+ foot ceilings in the foyer and leading into the family room. The expansive main level is anchored by a stunning great room with a fireplace and open sightlines into a show-stopping kitchen, complete with a massive island, top-tier luxury appliances, and custom finishes throughout. Designed with both everyday living and entertaining in mind, the home features separate formal living and dining rooms that maintain an open-concept flow. A spacious office—or optional main-level bedroom—sits tucked away with access to a full bath. From the attached 3-car garage, a custom dog wash station adds a practical yet luxe touch for pet lovers. Take one of three staircases to the upper level, where you'll find five generously sized bedrooms—each with its own en-suite bath. The primary suite is a sanctuary of indulgence, featuring a spa-inspired bath with a grand shower and soaking tub, a private balcony, and a custom walk-in closet. One of the standout features upstairs is the bonus room above the garage—a flexible space perfect



for a second office, studio, or lounge. The fully finished basement offers endless potential with space for a custom bar, sauna, home gym, movie room, second office, and more. Whether you're entertaining or unwinding, the possibilities are limitless. Outside, the home is set up for elevated living with a built-in grilling area and ample space for future enhancements such as a pool, fire pit, or outdoor lounge. Beacon Hill Golf Club: The famed course is reopening in fall as an 18-hole championship layout redesigned. Scenic Beauty & Convenience: Just minutes to downtown Leesburg, with easy access to major commuter routes into D.C., the community offers both serenity and accessibility. This is more than just a home, it's a legacy property in one of Northern Virginia's most sought-after settings. Don't miss your opportunity to own a piece of Beacon Hill's next chapter.

Built in 2025

Essential Information

MLS® #	VALO2098364
Price	\$2,999,900
Bedrooms	6
Bathrooms	8.50
Full Baths	8
Half Baths	1
Square Footage	9,981
Acres	3.16
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	40925 Alysheba Dr
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Subdivision	BEACON HILL
City	LEESBURG
County	LOUDOUN-VA
State	VA
Zip Code	20176

Amenities

Amenities	Bar, Bathroom - Walk-In Shower, Built-Ins, Master Bath(s), Sauna, Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Wood Floors
# of Garages	3
Garages	Garage - Front Entry
View	Trees/Woods

Interior

Interior Features	Floor Plan-Open
Appliances	Disposal, Stainless Steel Appliances, Water Heater - Tankless, Washer, Refrigerator, Six burner stove, Oven/Range-Gas, Oven-Wall, Microwave, Exhaust Fan, Dishwasher
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Walkout Stairs, Full
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Exterior	Stone, Vinyl Siding
Exterior Features	Gutter System, Balcony, Patio, Porch(es)
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

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

Additional Information

Date Listed	August 1st, 2025
Days on Market	82
Zoning	AR1

Listing Details

Listing Office	Pearson Smith Realty, LLC
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