

\$1,899,000 - 41312 Canongate Dr, LEESBURG

MLS® #VALO2099274

\$1,899,000

5 Bedroom, 5.50 Bathroom, 5,961 sqft
Residential on 2.66 Acres

KETOCKTIN FARM ESTATES, LEESBURG,
VA

Amazing opportunity to own the final NEW home offered by Battle Street Builders in the sought after Kettocktin Farm Estates West. NEW home delivers in mid to late summer of 2025, just prior to the new school year, and is entering the final stages of construction . It is built on an amazing homesite (2.66 Acres) in the western Leesburg countryside with easy access to downtown Leesburg and major commuting routes. Home features 9,924 square feet of total space with approximately 6,000 square feet of finished living space on the upper two levels. The home site boasts a large lot with scenic views and ample area to design an oasis in the backyard. The main level features a large open concept floor plan with 10' ceilings and 7" Engineered Oak Hardwood. Kitchen upgrades include 48" Wolf range, large island with prep sink and expansive pantry with custom shelving, additional refrigerator, and base cabinets with stone countertop. The main level has a secondary owner/guest suite with accompanying bathroom which features a walk-in shower with bench and custom tile, oversized walk-in closet, two vanities with custom stone countertops and a sitting area. Main level has washer and dryer hookups for convenient access for guests, family, or owners who prefer to live on the main level. Owner's suite on the upper level features a large walk-in three function shower with rain-head, shower head, and handheld fixtures

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as well as a free standing soaking tub. His and Hers vanities, with custom stone countertops, accent the owner's bathroom along with oversized custom walk in closet. The interior features of the home include a gas fireplace, pre wired media hub locations, walk out basement, custom trim, upgraded molding package, multiple zone temperature control with smart thermostats in 4 locations, energy efficient insulation and airstop seal. Additionally there is custom tile layout for all bathrooms, laundry room, and mud room as well as three-tone interior paint package. The exterior boasts: Anderson energy efficient windows with black exterior and white interior, black metal roof accents, pearl gray Hardie plank siding with straight edge shake accents, raised stone table with bluestone sill, custom landscape package and 4 car garage (two car side load and two car attached). Please call the listing agent to make an appointment to tour this custom home with the builder. A brochure is available upon request that details all the additional upgrades that are included with this amazing home.

Built in 2025

Essential Information

MLS® #	VALO2099274
Price	\$1,899,000
Bedrooms	5
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	5,961
Acres	2.66
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Craftsman

Status	Active Under Contract
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Community Information

Address	41312 Canongate Dr
Subdivision	KETOCTIN FARM ESTATES
City	LEESBURG
County	LOUDOUN-VA
State	VA
Zip Code	20175

Amenities

Amenities	Bathroom - Walk-In Shower, Butlers Pantry, Built-Ins, Pantry, Upgraded Countertops, Wainscotting, Wood Floors
# of Garages	3
Garages	Garage - Front Entry, Garage - Side Entry

Interior

Appliances	Oven/Range-Gas
Heating	Central, Zoned
Cooling	Central A/C, Zoned
Has Basement	Yes
Basement	Poured Concrete, Walkout Level, Unfinished
# of Stories	3
Stories	3

Exterior

Exterior	HardiPlank
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
Elementary	CATOCTIN
Middle	J.LUMPTON SIMPSON
High	LOUDOUN COUNTY

Additional Information

Date Listed	June 13th, 2025
Days on Market	88
Zoning	AR1

Listing Details

Listing Office Fairfax Realty 50/66 LLC

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