

# \$889,000 - 21997 Stonestile Pl, BROADLANDS

MLS® #VALO2101990

**\$889,000**

4 Bedroom, 2.50 Bathroom, 2,698 sqft

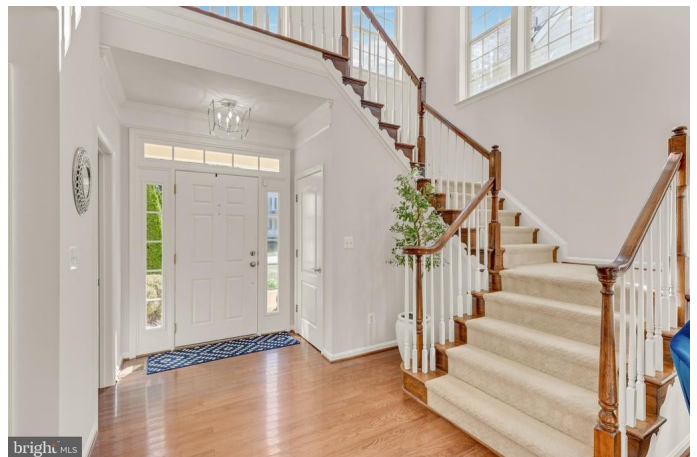
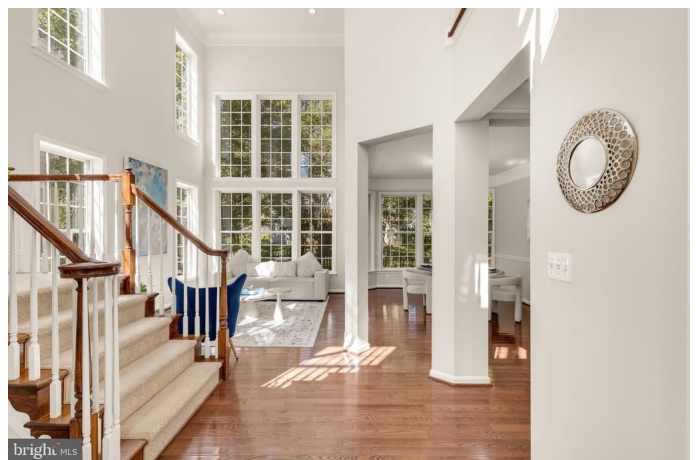
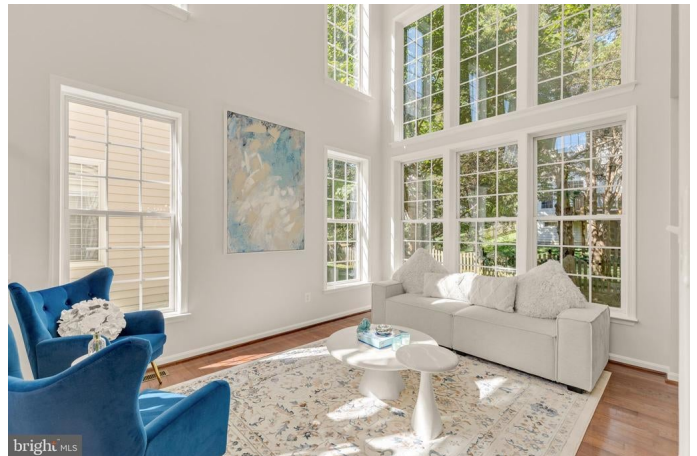
Residential on 0.14 Acres

BROADLANDS SOUTH, BROADLANDS, VA

Welcome to this move-in ready 4-bedroom, 2.5-bathroom, 2,698 sq ft home in the highly sought-after Broadlands community in Ashburn, VA. With fresh paint, upgraded fixtures, and new lighting throughout, this thoughtfully updated Spruce model offers both modern luxury and everyday comfort. Enter the home into a soaring two-story living room with expansive windows that fill the space with natural light, making it feel open and airy. There is warm hardwood flooring throughout the main level, complementing an open-concept layout ideal for entertaining. The chef's kitchen features granite countertops, travertine backsplash, a gas range, and a bright breakfast nook - perfect for casual meals or gatherings. The family room, seamlessly connected to the kitchen, features a cozy gas fireplace insert and easy access to the tree-lined backyard.

The primary suite offers a serene retreat with a spacious sitting area, oversized windows, and a luxurious bath with a soaking tub and separate glass shower. The upper level also includes 3 additional generously-sized bedrooms, a spacious hall bathroom, and convenient bedroom-level laundry. New carpet in all the bedrooms. A 2-car garage makes parking and additional storage convenient.

Broadlands features multiple outdoor pools, tennis courts, playgrounds, and miles of scenic walking and biking trails. Outdoor enthusiasts will enjoy the nearby Broadlands Nature



Center and Ashburn Park, offering opportunities for hiking, biking, and nature walks. Community vibe: Enjoy local farmers markets, seasonal events, and neighborhood gatherings that foster a true sense of community. Shopping & Dining: Close proximity to One Loudoun, a vibrant shopping, dining, and entertainment district. Convenient commuting: Easy access to the Dulles Toll Road and Ashburn Silver Line Metro station (6 min drive). Nearby top-rated schools: Mill Run ES and Eagle Ridge MS (approx 15 - 20 mi walk) and Briar Woods HS (5 min drive).

Built in 2004

**Essential Information**

|                |                       |
|----------------|-----------------------|
| MLS® #         | VALO2101990           |
| Price          | \$889,000             |
| Bedrooms       | 4                     |
| Bathrooms      | 2.50                  |
| Full Baths     | 2                     |
| Half Baths     | 1                     |
| Square Footage | 2,698                 |
| Acres          | 0.14                  |
| Year Built     | 2004                  |
| Type           | Residential           |
| Sub-Type       | Detached              |
| Style          | Colonial              |
| Status         | Active Under Contract |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 21997 Stonestile Pl |
| Subdivision | BROADLANDS SOUTH    |
| City        | BROADLANDS          |
| County      | LOUDOUN-VA          |
| State       | VA                  |
| Zip Code    | 20148               |

**Amenities**

|              |                                                                                                                                |
|--------------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Soaking Tub, Bathroom - Walk-In Shower, Wood Floors, Upgraded Countertops, Master Bath(s), Formal/Separate Dining Room, Carpet |
| Parking      | Asphalt Driveway                                                                                                               |
| # of Garages | 2                                                                                                                              |
| Garages      | Garage - Front Entry, Garage Door Opener                                                                                       |
| Has Pool     | Yes                                                                                                                            |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                                        |
| Appliances        | Built-In Microwave, Disposal, Dryer, Dishwasher, Icemaker, Refrigerator, Washer, Water Heater, Cooktop |
| Heating           | Central                                                                                                |
| Cooling           | Central A/C                                                                                            |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Gas/Propane                                                                                            |
| # of Stories      | 2                                                                                                      |
| Stories           | 2 Story                                                                                                |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Vinyl Siding                        |
| Exterior Features | Awning(s), Gutter System, Sidewalks |
| Windows           | Double Pane, Atrium                 |
| Foundation        | Crawl Space                         |

## School Information

|            |                               |
|------------|-------------------------------|
| District   | LOUDOUN COUNTY PUBLIC SCHOOLS |
| Elementary | MILL RUN                      |
| Middle     | EAGLE RIDGE                   |
| High       | BRIAR WOODS                   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 48                  |
| Zoning         | 04                  |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | TTR Sotheby's International Realty |
|----------------|------------------------------------|

exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller. Listing information last updated on October 23rd, 2025 at 8:15pm EDT