

\$827,046 - 44486 Lowestoft Sq, ASHBURN

MLS® #VALO2102130

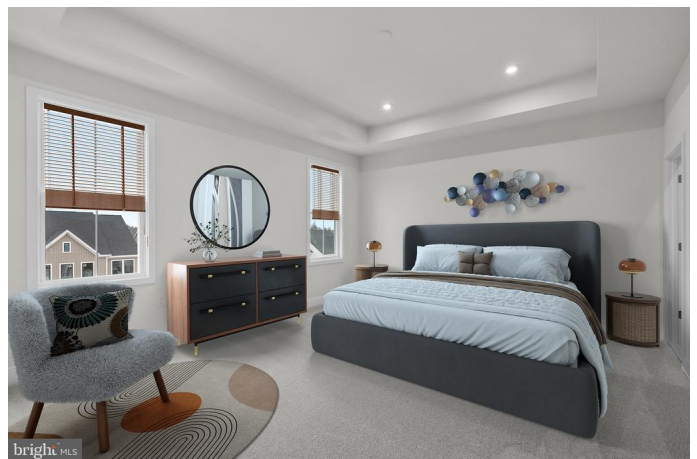
\$827,046

3 Bedroom, 2.50 Bathroom, 3,128 sqft

Residential on 0.05 Acres

LEXINGTON 7, ASHBURN, VA

Brand new elevator style luxury Van Metre Townhouse with 3 bedrooms and 2.5 bathrooms in the Active Adults 55+ community of Lexington Square, ready for IMMEDIATE DELIVERY. The gorgeous great room with a designer kitchen includes dining space and a statement fireplace. It has access to a huge deck overlooking the open common space and backyard. The open concept gourmet kitchen features stainless steel appliances (including a 5 burner Bosch cooktop with chimney hood), a gigantic island, pantry with solid shelving, upgraded white backsplash, and incredible quartz countertops. This spacious main level also includes a study with a lovely window, perfect for every-day use, as well as an abundance of natural light throughout with beautiful, recessed lighting and 10'™ ceilings that create plenty of room for life's™ celebrations. The upper level has all 3 bright and spacious bedrooms. The primary bedroom steals the show with its vaulted ceilings, huge walk-in closet, recessed lighting, and a spa inspired bathroom. This primary bathroom includes dual vanities (soft close cabinets), more incredible quartz countertops, and an accessible/beautiful roll-in frameless shower (floor to ceiling tile and built-in seat). There's™ more natural light throughout the 2 additional bedrooms which have stain resistant carpeting, walk-in closets, and plenty of space to relax. The second full bath is gorgeous and functional with a tub! The lower level has the main entrance and a massive rec



room with walkout access to the private fenced backyard, excellent for entertainment. This is the perfect home for life’s milestones with several accessibility features, including a private elevator. There are also many sustainability features like an instant tankless water heater, structured home wiring system, and it’s ready for solar panels! Enjoy peace of mind with the builder’s post-closing warranty and move in today. This boutique community is designed with a smaller, close-knit feel to encourage meaningful relationships with neighbors. Enjoy thoughtfully curated amenities including walking trails to Lansdowne Woods, a pollinator garden close by a County preservation area, and active recreation areas. Every detail at Lexington Square has been designed to offer comfort and ease, creating the perfect backdrop for vibrant living. Perfectly situated just off Route 7, you are just moments away from One Loudoun, Belmont Chase Town Center, Lansdowne, and all the essential shopping and dining Ashburn offers. Also conveniently located close to the Metro’s Silver Line, Dulles International Airport, commuter routes, and health centers including Inova, making it a prime destination for those seeking a well-connected and vibrant lifestyle. Take advantage of \$15,000 for closing costs by choosing Intercoastal Mortgage and Walker Title.

Built in 2025

Essential Information

MLS® #	VALO2102130
Price	\$827,046
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	3,128
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Contemporary, Traditional
Status	Active

Community Information

Address	44486 Lowestoft Sq
Subdivision	LEXINGTON 7
City	ASHBURN
County	LOUDOUN-VA
State	VA
Zip Code	20147

Amenities

Amenities	Attic, Stall Shower, Tub Shower, Carpet, Elevator, Pantry, Master Bath(s), Recessed Lighting, Store/Office, Upgraded Countertops, Walk-in Closet(s), Washer/Dryer Hookup
Parking	Asphalt Driveway, Paved Driveway, Paved Parking, PublPark, Secure Parking
# of Garages	2
Garages	Garage Door Opener, Garage - Front Entry

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Energy Star Appliances, ENERGY STAR Dishwasher, ENERGY STAR Freezer, ENERGY STAR Refrigerator, Exhaust Fan, Icemaker, Oven-Single, Oven-Wall, Oven/Range-Gas, Range hood, Stainless Steel Appliances, Water Heater - High-Efficiency, Water Heater - Tankless
Heating	Forced Air, Programmable Thermostat
Cooling	Central A/C, Programmable Thermostat
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding, Combination, Concrete/Block, Vinyl Siding
Lot Description	Bcks-Opn Comm, Landscaping, Level, Private, Rear Yard
Windows	Energy Efficient, Insulated, Low-E, Screens, Vinyl Clad
Roof	Architectural Shingle
Foundation	Other, Slab

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	July 11th, 2025
Days on Market	101
Zoning	R8

Listing Details

Listing Office	Real Broker, LLC
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