

\$1,885,000 - 23044 Creighton Farms Dr, LEESBURG

MLS® #VALO2103888

\$1,885,000

6 Bedroom, 5.50 Bathroom, 6,576 sqft

Residential on 3.03 Acres

HUNTLEIGH AT CREIGHTON FARMS,
LEESBURG, VA

MOTIVATED SELLERS! PRICED TO MOVE!

Check out the recent neighborhood comparables! Priced just above tax assessment! Welcome to Leesburg's prestigious Huntleigh at Creighton Farms*This former Stanley Martin Sutton model is sited on three rolling acres in quite the bucolic setting offering peace and tranquility surrounded by trees an abundance of green space and your own private bridge that crosses a bubbling brook*With over 7000sqft finished on four levels, this impressive 6BR/5.5BA home includes bump-outs, extensions and a variety of living spaces throughout*The main level boasts hand-scraped hardwood floors with an inviting grand foyer, formal living room, banquet-sized dining room, conservatory, den/office, chef's kitchen with expansive island, miles of granite counters and cabinets galore, adjoining family room with stunning, stone gas fireplace and rear sun/Florida room with magnificent views*Enjoy morning coffee and sunrises on the lovely screened porch and deck off sunroom overlooking yard and amazing views*The flow of the main level is perfect for entertaining*The upper level offers four generous-sized bedrooms, including an opulent primary bedroom with tray ceiling, sitting room, large walk-in closet with built-ins and fabulous, spa-inspired bathroom with heated floor*One ensuite secondary bedroom and two additional bedrooms with a Jack-n-Jill bathroom*The separate laundry room is also



situated on the bedroom level*The 4th level includes BR #5, a separate living/rec area and a full bath, perfect for au-pair or guests*The lower walkout level is adorned with brand new LVP flooring in expansive, light and bright rec room and game room with full-sized windows and two sliders*Also included is BR #6, a full bath, hobby room and storage galore*Walkout to the custom patio overlooking the manicured yard and trees where you can enjoy firepit evenings with family and friends*The home offers a 3-car side-load garage with plenty of driveway parking and turn-around*Three-zoned HVAC all replaced in 2019 with Trane systems*Whole house generator*Located across the street from Creighton Farms Golf Club, this home offers a Leesburg address while being perfectly positioned between Ashburn and Aldie/Middleburg and tucked beside Willowsford*A prime location providing easy access to top schools, shopping, dining, commuter routes, and 20 minutes to Dulles International Airport, making it an ideal choice for those seeking both tranquility and convenience.*SELLERS WILLING TO ASSIST WITH BUYER'S CLOSING COSTS WITH ACCEPTABLE OFFER*

Built in 2012

Essential Information

MLS® #	VALO2103888
Price	\$1,885,000
Bedrooms	6
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	6,576
Acres	3.03
Year Built	2012

Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active Under Contract

Community Information

Address	23044 Creighton Farms Dr
Subdivision	HUNTLEIGH AT CREIGHTON FARMS
City	LEESBURG
County	LOUDOUN-VA
State	VA
Zip Code	20175

Amenities

Amenities	Upgraded Countertops, Master Bath(s), Wood Floors, Pantry, Recessed Lighting, Walk-in Closet(s), Water Treat System, Shades/Blinds, Wine Storage, Bathroom - Walk-In Shower, Soaking Tub, Carpet, Formal/Separate Dining Room, Wet Bar/Bar
Utilities	Under Ground, Propane
Parking	Asphalt Driveway
# of Garages	3
Garages	Garage - Side Entry
View	Panoramic, Trees/Woods, Scenic Vista

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Refrigerator, Built-In Microwave, Dryer, Exhaust Fan, Extra Refrg/Frz, Icemaker, Cooktop, Washer, Stainless Steel Appliances, Oven-Wall
Heating	Forced Air, Central, Heat Pump(s), Zoned
Cooling	Central A/C, Zoned
Has Basement	Yes
Basement	Outside Entrance, Rear Entrance, Fully Finished, Sump Pump, Walkout Level, Windows, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	4
Stories	4

Exterior

Exterior	Combination, Brick and Siding, Brick Front, HardiPlank
Exterior Features	Bump-outs, Extensive Hardscape, Exterior Lighting, Deck(s), Patio, Porch(es)
Lot Description	Bcks-Opn Comm, Backs to Trees, Landscaping, Rear Yard
Windows	Insulated, Low-E
Roof	Architectural Shingle
Foundation	Block

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
Elementary	ALDIE
Middle	WILLARD
High	LIGHTRIDGE

Additional Information

Date Listed	August 1st, 2025
Days on Market	80
Zoning	AR1

Listing Details

Listing Office	CENTURY 21 New Millennium
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