

\$734,990 - 22275 Sims Ter, ASHBURN

MLS® #VALO2103964

\$734,990

3 Bedroom, 3.00 Bathroom, 2,280 sqft

Residential on 0.04 Acres

WESTMOORE AT MOOREFIELD,
ASHBURN, VA

ANOTHER PRICE IMPROVEMENT! UNDER
VALUE!

Live just mile from the Ashburn Metro! This EAST facing, 3 level townhouse with a two car garage offers nearly 2,300 square feet of living space, featuring 3 bedrooms, 2 full baths, 2 half baths, and a covered balcony. Take advantage of the Metro's convenience for commuting or weekend trips into the city!

Step into a hardwood foyer on the first floor, which opens to a spacious recreation room—perfect as a second living area or dedicated office/workspace—along with a half bath. Head upstairs via oak stairs to the open concept main level, which includes the center kitchen, dining room, and great room. Enjoy hardwood floors throughout this level, along with a gourmet kitchen outfitted with classic white cabinets, granite countertops and island, stainless steel appliances, a double oven, and built-in microwave.

From this level, access the covered balcony, ideal for relaxing in front of the linear fireplace. An automatic screen/shade adds privacy at the touch of a button!

The top floor features upgraded carpet throughout, three bedrooms, and a primary suite complete with a large walk-in closet. The primary bathroom boasts quartz countertops,



dual vanities, and upgraded floor and shower tile. The hallway full bath also includes quartz counters.

Additional features include: Installed blinds, whole-house Aprilaire humidifier system, epoxy flooring and built-in shelving for added storage in the garage.

Enjoy all the amenities this vibrant community has to offer: a community pool, fitness facility, clubhouse, picnic areas with grills, two parks with open green spaces, a dog park, tot lots/playgrounds, an amphitheater, and numerous walking/jogging trails.

Ideally located near daily conveniences and shops, with easy access to Dulles Greenway (Route 267), One Loudoun, and just 10 minutes from Dulles Airport!

Built in 2018

Essential Information

MLS® #	VALO2103964
Price	\$734,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,280
Acres	0.04
Year Built	2018
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Other
Status	Active

Community Information

Address	22275 Sims Ter
Subdivision	WESTMOORE AT MOOREFIELD

City	ASHBURN
County	LOUDOUN-VA
State	VA
Zip Code	20148

Amenities

Amenities	CeilingFan(s), Carpet, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Wood Floors, Shades/Blinds
# of Garages	2
Garages	Garage - Rear Entry, Garage Door Opener
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Ice maker, Humidifier, Oven-Double, Stainless Steel Appliances, Washer
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Foundation	Other
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School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
Elementary	MOOREFIELD STATION
Middle	STONE HILL
High	ROCK RIDGE

Additional Information

Date Listed	August 7th, 2025
Days on Market	76
Zoning	PDTRC

Listing Details

Listing Office	EXP Realty, LLC
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Listing information last updated on October 21st, 2025 at 4:15am EDT