

\$474,999 - 700 Mount Airy Ter Ne #403, LEESBURG

MLS® #VALO2106436

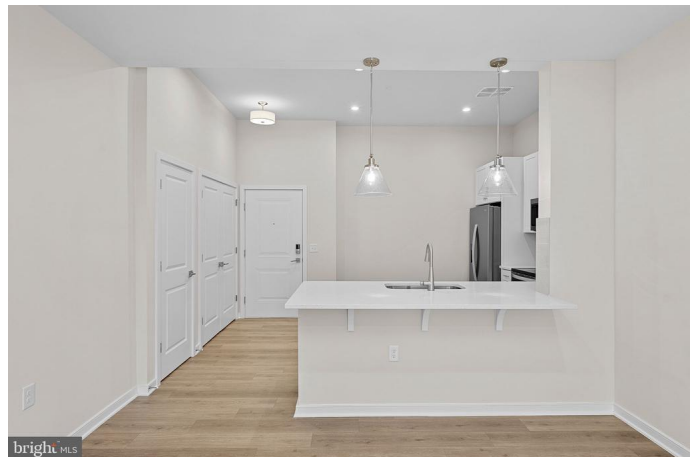
\$474,999

2 Bedroom, 2.00 Bathroom, 1,410 sqft

Residential on 0.00 Acres

POTOMAC STATION MARKETPLACE,
LEESBURG, VA

****FINAL HOMES** NEW CONSTRUCTION / 55+ COMMUNITY** Special all-in price! Aspen home for immediate move-in. This 4th-floor home (top floor) has two bedrooms & two bath with southeast views. Hosting friends is ideal in your open-concept living & dining room. Adjacent to the kitchen with the large pantry, you'll find a flex space that you can transform into your own expansive living and dining room or a place for your favorite hobbies. Relax and unwind in your spacious primary bathroom, equipped with an oversized shower & dual closets for your comfort. Plus, enjoy a covered deck perfect for unwinding or gathering with loved ones. Blinds are included on all windows. Revel in a resort-like getaway every day in the Aspen. Dedicated covered parking space and storage unit included. ****BY APPOINTMENT ONLY**** ****BY APPOINTMENT ONLY***** *For a limited time receive \$10,000 in Closing Costs through 10/31/25 (Closing assistance tied to Choice Lender; must settle on or before 12/31/2025).* Additional Restrictions may apply. Gatherings at Potomac Station offers 55+ living near Leesburg's vibrant dining, live music, and art scene. Enjoy green spaces like Ida Lee Park, top healthcare at Inova Loudoun, and easy access to shops, trails, and cultural events. This vibrant community includes a private fitness center & yoga studio and a center courtyard with walking path. Perfect for an active lifestyle! With low-maintenance



design and fewer common repairs, youâ€™ll spend less time on upkeep and more time enjoying the comfort of home. Enjoy a life free of yardwork or shoveling. Landscaping and upkeep are handled for you, so you can spend your time how you want to. Look for parking along California Avenue near the paved steps/ramp between the main buildings. Follow the signs and take the steps or ramp to our building entrance. Please use keypad to call our 2nd-floor SALES OFFICE.

Built in 2024

Essential Information

MLS® #	VALO2106436
Price	\$474,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,410
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Garden 1 - 4 Floors
Style	Colonial
Status	Active

Community Information

Address	700 Mount Airy Ter Ne #403
Subdivision	POTOMAC STATION MARKETPLACE
City	LEESBURG
County	LOUDOUN-VA
State	VA
Zip Code	20176

Amenities

Amenities	Entry Lvl BR, Pantry, Master Bath(s), Stall Shower, Walk-in Closet(s), Washer/Dryer Hookup
Parking Spaces	1

Parking	Assigned
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Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Energy Star Appliances, Microwave, Oven/Range-Electric, Refrigerator
Heating	90% Forced Air, Programmable Thermostat
Cooling	Central A/C, Energy Star Cooling System, Fresh Air Recovery System, Programmable Thermostat
# of Stories	1
Stories	1 Story

Exterior

Exterior	Brick and Siding
Exterior Features	Balcony
Lot Description	Bcks-Opn Comm, Landscaping
Windows	Energy Efficient, ENERGY STAR Qualified

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
Elementary	JOHN W. TOLBERT JR.
Middle	HARPER PARK
High	HERITAGE

Additional Information

Date Listed	September 6th, 2025
Days on Market	44
Zoning	RERSIDENTIAL

Listing Details

Listing Office	Pearson Smith Realty, LLC
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