

\$1,030,500 - 45 E Broad Way E, LOVETTSVILLE

MLS® #VALO2106654

\$1,030,500

4 Bedroom, 2.50 Bathroom, 2,500 sqft

Residential on 2.50 Acres

TOWN OF LOVETTSVILLE, LOVETTSVILLE,
VA

New price! You won't find a home in this condition on small acreage AND right in a small town full of restaurants and amenities, parks, etc anywhere else!!

See documents tab for features & systems info.

Small acreage, right in town! The Dr. C.E. Foley House â€” A Victorian Gem in Downtown Lovettsville

2011 Community Blue Ribbon Design Excellence Award for Restoration, from The Loudoun County Joint Architectural Review Board! See interactive floor plans under the virtual tour tab.

Beautiful 4-bedroom, 2.5-bath Victorian blends history, character, and small-town charm.

Once home to Lovettsvilleâ€™s town doctor, the property is a rare findâ€”2.5 acres in the heart of town with a private pond PLUS a separate .3-acre parcel with paid water/sewer tap included in the sale. No HOA and chickens are allowed in town!

Inside you'll be charmed by the soaring 9-foot ceilings and original hardwood floors, oak trim, a leaded glass window, pocket doors, and working original windows. Historic home lovers will notice details like solid oak five panel doors with bullseye door knobs, vintage brass switch covers, and period lighting. A modern kitchen with granite countertops, glass-front cabinetry, and walk-in pantry offers everyday comfort. Spacious rooms, a main-level office, and front and rear staircases add to the



homeâ€™s appeal. Primary bedroom has an ensuite full bath and walk in closet. Shared hall bath is spacious with a claw foot soaking tub and separate shower. Bedroom 2 and 3 also have walk in closets. Outside, enjoy a deep wraparound porch, slate patio, and custom-painted exterior restored by hand. The siding is American Chestnut, which is naturally rot resistant. Brand new (2025) HVAC! No well and septic, this acreage is on town water/sewer! Oversized gravel parking area behind the home offers plenty of room to build a garage if desired. The old carriage house foundation surrounds the garden area. Xfinity internet makes working from a home a breeze. From your front lawn, watch the Independence Day parade and fireworks, then stroll, bike, or drive to 10 restaurants, Back Street Brews coffee shop, the Co-op Grocery, library, the 90-acre community park, dog park, Community Center, pool, and more. With festivals, traditions, neighbors who know your name, and many wineries and breweries nearby, this is small-town living at its best. The original portion of the home is c1899. A rear addition was added by the doctor c1920 to expand the living space. Dr. Foley welcomed patients from the side entrance that opened into his waiting room (now the laundry/mud room). The main level office is currently used as a 5th bedroom.

It's more than a home, it's a piece of Lovettsville history.

Built in 1899

Essential Information

MLS® #	VALO2106654
Price	\$1,030,500
Bedrooms	4
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	2,500
Acres	2.50
Year Built	1899
Type	Residential
Sub-Type	Detached
Style	Victorian
Status	Active

Community Information

Address	45 E Broad Way E
Subdivision	TOWN OF LOVETTSVILLE
City	LOVETTSVILLE
County	LOUDOUN-VA
State	VA
Zip Code	20180

Amenities

Amenities	Additional Stairway, Soaking Tub, Bathroom - Walk-In Shower, Chair Railing, Crown Molding, Formal/Separate Dining Room, Pantry, Master Bath(s), Stain/Lead Glass, Walk-in Closet(s), Wood Floors
Parking	Gravel Driveway, Private
View	Garden/Lawn, Pond, Street, Trees/Woods, Mountain
Is Waterfront	Yes
Waterfront	Pond
Has Pool	Yes

Interior

Appliances	Built-In Range, Dishwasher, Disposal, Microwave, Oven/Range-Electric, Refrigerator, Water Heater
Heating	Central, Energy Star Heating System, Heat Pump(s), Programmable Thermostat, Zoned
Cooling	Central A/C, Energy Star Cooling System, Programmable Thermostat
Has Basement	Yes
Basement	Connecting Stairway, Outside Entrance, Rear Entrance, Unfinished
# of Stories	3
Stories	3

Exterior

Exterior	Wood
Exterior Features	Bump-outs, Sidewalks, Street Lights, Other, Patio, Porch(es), Porch-wraparound
Lot Description	Additional Lot(s), Backs to Trees, Open, Partly Wooded, Pond, Lot Premium
Windows	Bay/Bow, Sliding, Screens, Storm, Wood Frame
Roof	Flat, Rubber, Slate, Shingle
Foundation	Other

School Information

District	Loudoun County Public Schools
Elementary	LOVETTSVILLE
Middle	HARMONY
High	WOODGROVE

Additional Information

Date Listed	September 19th, 2025
Days on Market	39
Zoning	LV:R2

Listing Details

Listing Office	Real Broker, LLC
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Listing information last updated on October 27th, 2025 at 9:00pm EDT