

\$3,800,000 - 22011 Beaverdam Dr, ASHBURN

MLS® #VALO2107164

\$3,800,000

5 Bedroom, 6.00 Bathroom, 9,892 sqft

Residential on 33.49 Acres

EVERGREEN, ASHBURN, VA

Discover your own private sanctuary on this breathtaking 33.49-acre estate at 22011 Beaverdam Drive in prestigious Evergreen Village, where luxury meets tranquility in one of Ashburn's most coveted locations.

This extraordinary property offers the ultimate in privacy and space, approached via a long, paved and lighted, private driveway that winds away from the main subdivision road, instantly transporting you to your own secluded world where no additional single-family homes can never be built, ensuring your peaceful retreat remains undisturbed for generations to come.

The magnificent main residence offers an extraordinary 9,800 square feet of living space across multiple levels, featuring 5 spacious bedrooms each with its own en suite, full bathroom, and each bedroom has its own, spacious, walk-in closet! The luxurious Primary Bedroom Suite includes an attached sitting room or office space perfect, for a private retreat, as well as a dedicated walk-in shoe closet in addition to the spacious walk-in clothes closet. You'll feel as if you are in the lap of luxury with a beverage fridge and wet bar in the dressing room area to grab your favorite beverage and head to the extra deep soaking tub in the primary bathroom suite!

The gourmet kitchen is a chef's dream with all Viking appliances: a full refrigerator, microwave, 2 ovens, a warming oven and 2 wine coolers. The kitchen opens to a great room with stone fireplace, plenty of windows and a coffered ceiling with a fine architectural



touch. Designed for both grand entertaining and comfortable family living, the home boasts a large sun-drenched sunroom ideal for morning coffee or evening relaxation, a main level office featuring floor-to-ceiling built-in bookshelves and a massive finished basement complete with full-size wet bar for entertaining, all complemented by a 4-car attached garage with finished attic providing abundant storage.

Above-garage space is large enough to finish as another bedroom, office or gathering area. The outdoor spaces are equally impressive with extensive hardscaping, beautiful Trex decking and patio areas designed for entertaining, while the remarkable 33+ acres serve as a playground for outdoor enthusiasts with over 300 mature trees thoughtfully planted across the property including 40 magnificent state trees, 5 acres of cleared land perfect for chicken coops, gardens, or hobby farming, cleared ATV trails winding throughout the wooded acreage, and walking paths through mature forest areas with potential for barns and outbuildings.

Owners added almost \$400K of upgrades, updates.

Approximately 10-15 minutes to Dulles International Airport, Ashburn Metro Station and the Dulles Toll Road. Nearby are the historic town of Leesburg, Leesburg Outlet Shopping, Dulles Town Center and more!

Built in 2014

Essential Information

MLS® #	VALO2107164
Price	\$3,800,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	2
Square Footage	9,892

Acres	33.49
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	22011 Beaverdam Dr
Subdivision	EVERGREEN
City	ASHBURN
County	LOUDOUN-VA
State	VA
Zip Code	20148

Amenities

Amenities	Attic, Bar, Soaking Tub, Stall Shower, Tub Shower, Bathroom - Walk-In Shower, Butlers Pantry, CeilingFan(s), Chair Railing, Crown Molding, Curved Staircase, Double/Dual Staircase, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Sprinkler System, Stain/Lead Glass, Store/Office, Upgraded Countertops, Wainscotting, Walk-in Closet(s), Wet Bar/Bar, Shades/Blinds, Wood Floors
Utilities	Cable TV
Parking	Paved Driveway, Paved Parking
# of Garages	4
Garages	Additional Storage Area, Built In, Garage Door Opener, Inside Access, Garage - Side Entry
View	Garden/Lawn, Trees/Woods
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, Dryer, Extra Refrg/Frz, Icemaker, Microwave, Oven-Wall, Oven/Range-Gas, Range hood, Refrigerator, Stainless Steel Appliances, Washer, Water Heater
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Rear Entrance, Interior Access, Heated, Partially Finished
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas/Propane, Mantel(s), Stone
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stone
Exterior Features	Extensive Hardscape, Exterior Lighting, Flood Lights, Gutter System, Lawn Sprinkler, Sport Court, Udrgrd Lwn Sprnklr, Deck(s), Patio, Roof Deck, Balcony
Lot Description	Backs to Trees, Cleared, Front Yard, Hunting Available, Irregular Lot, Landscaping, No thru street, Open, Partly Wooded, Private, Rear Yard, Road Frontage, Secluded, SideYard(s), Stream/creek, Trees/Wooded
Windows	Screens, Transom
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
Elementary	CREIGHTON'S CORNER
Middle	EAGLE RIDGE
High	BRIAR WOODS

Additional Information

Date Listed	September 22nd, 2025
Days on Market	27
Zoning	PDRV

Listing Details

Listing Office	RE/MAX Allegiance
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Listing information last updated on October 20th, 2025 at 5:30pm EDT