

\$915,000 - 46440 Beartown Dr, STERLING

MLS® #VALO2107634

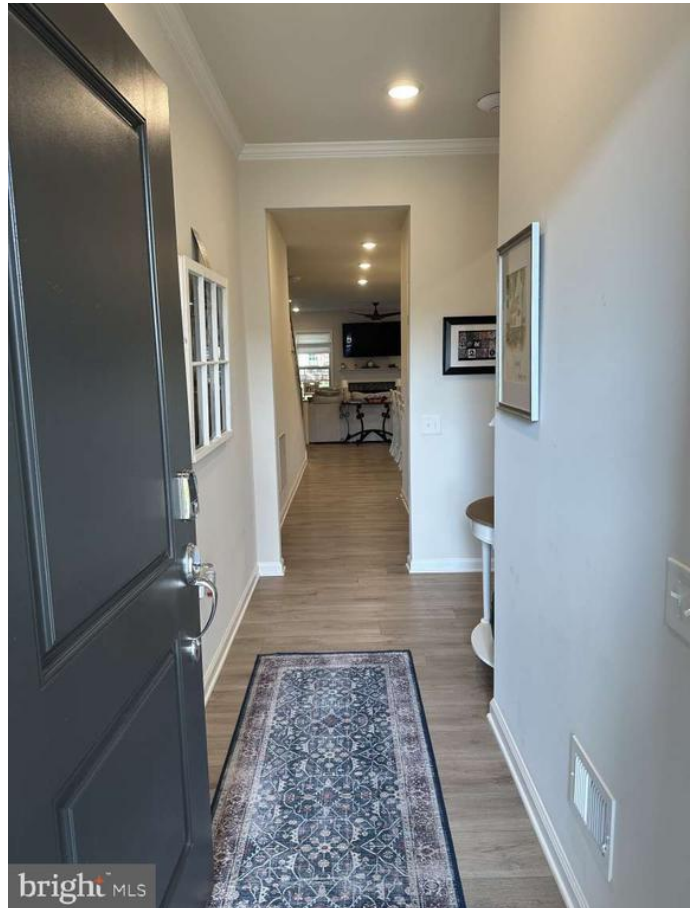
\$915,000

3 Bedroom, 3.00 Bathroom, 2,251 sqft

Residential on 0.00 Acres

MONTEBELLO, STERLING, VA

The Blue Rock at Montebello, a 55+ gated Del Webb community, is built for comfortable main floor living. You will love hosting holidays in this low-maintenance home with a spacious gathering room. This 2,251 square foot, single-family home features 3 bedrooms and 3 bathrooms, a fireplace in the Gathering Room and a screened in porch with fenced backyard. The outdoor living space are the perfect way to start your mornings off right with a cup of coffee outside. Your guests will have a sense of privacy when they visit with the second bedroom on the opposite side of the home from the owner's suite. Storage abounds in this home with walk-in closet in the owner's suite, a walk-in closet in the secondary bedroom, and multiple linen closets throughout the home. You will have numerous opportunities to stay active with the variety of clubs and amenities at Montebello. The Guilford House will be the social hub of the community and boasts 14,000 square feet of endless opportunities. Enjoy an outdoor pool with shade cabanas & lounge seating, an indoor pool & spa, social hall with a demonstration kitchen, game room, movement studio, fitness room, craft room, and cards room with a bar area. Here, you'll also find the onsite Lifestyle Director who will assist residents in creating a fun & social environment at Montebello! New friends and new passions await you in this 55+ community. Plus a 2 pickleball courts.



Built in 2023

Essential Information

MLS® #	VALO2107634
Price	\$915,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,251
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active

Community Information

Address	46440 Beartown Dr
Subdivision	MONTEBELLO
City	STERLING
County	LOUDOUN-VA
State	VA
Zip Code	20164

Amenities

Amenities	Attic, Attic/House Fan, CeilingFan(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors
Utilities	Natural Gas Available
Parking	Concrete Driveway
# of Garages	2
Garages	Garage - Front Entry
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Cooktop, Dishwasher, ENERGY STAR Refrigerator, Icemaker, Oven/Range-Gas
Heating	Central
Cooling	Central A/C

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding, Vinyl Siding
Exterior Features	Lawn Sprinkler, Sidewalks, Porch-screened, Fenced-Rear
Lot Description	Backs to Trees
Roof	Shingle
Foundation	Slab



School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	September 23rd, 2025
Days on Market	27
Zoning	PDH4

Listing Details

Listing Office	HomeZu.com of Virginia
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