

\$1,584,807 - 42725 Kula Pond Dr, LEESBURG

MLS® #VALO2107814

\$1,584,807

5 Bedroom, 4.50 Bathroom, 5,240 sqft
Residential on 0.24 Acres

CATTAIL RUN, LEESBURG, VA

This Deer Valley is built on a walkout lot backing to trees. This spacious 5-bedroom, 4.5-bath home offers an ideal blend of functionality and relaxation. The finished basement includes a comfortable recreation room, media room, and a private bedroom with a full bath – perfect for guests or extended family.

The main level features a sun-filled sunroom, a cozy living area with a fireplace, and a deck directly off the main living space – perfect for entertaining or unwinding after a busy day. With plenty of room to grow and gather, this home truly has something for everyone. This home features a 3 car split garage. The Deer Valley enhances family living with an open kitchen, a window-lit gathering room, and flex space that serves as den or home office. A large and convenient Everyday Entry™, with an adjacent oversized laundry room and Pulte Planning Center on the main level offers a place for everything. Upstairs, a loft makes a great media room.

Built in 2025

Essential Information

MLS® #	VALO2107814
Price	\$1,584,807
Bedrooms	5
Bathrooms	4.50
Full Baths	4



Half Baths	1
Square Footage	5,240
Acres	0.24
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active

Community Information

Address	42725 Kula Pond Dr
Subdivision	CATTAIL RUN
City	LEESBURG
County	LOUDOUN-VA
State	VA
Zip Code	20176

Amenities

Amenities	Air Filter System, Attic, Carpet, Formal/Separate Dining Room, Master Bath(s), Recessed Lighting, Tub Shower, Walk-in Closet(s)
Utilities	Cable TV Available, Electric Available, Natural Gas Available, Phone Available, Sewer Available, Under Ground, Water Available
Parking	Concrete Driveway, Lighted Parking, Private
# of Garages	3
Garages	Garage - Rear Entry, Garage Door Opener, Inside Access

Interior

Appliances	Dishwasher, Disposal, Freezer, Microwave, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances
Heating	Forced Air, Hot Water, Programmable Thermostat, Radiant
Cooling	Central A/C, Programmable Thermostat
Has Basement	Yes
Basement	Daylight, Full, Daylight, Partial, Heated, Interior Access, Outside Entrance, Partially Finished, Poured Concrete, Rear Entrance, Rough Bath Plumb, Space For Rooms, Sump Pump, Walkout Stairs, Windows
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Mantel(s)
# of Stories	3

Stories 3

Exterior

Exterior	Brick Front, Combination, Concrete/Block, HardiPlank, Stone
Exterior Features	Exterior Lighting, Gutter System, Sidewalks, Street Lights, Deck(s)
Windows	Casement, Energy Efficient, Low-E, Screens
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
Elementary	BALL'S BLUFF
Middle	SMART'S MILL
High	TUSCARORA

Additional Information

Date Listed	September 30th, 2025
Days on Market	22
Zoning	N/A

Listing Details

Listing Office	Monument Sotheby's International Realty
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