

\$499,000 - 45550 Reading Ter, STERLING

MLS® #VALO2107960

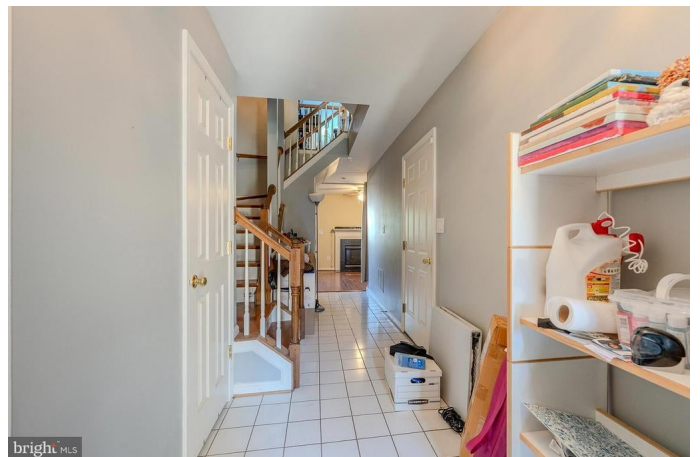
\$499,000

3 Bedroom, 3.00 Bathroom, 1,969 sqft

Residential on 0.04 Acres

DOMINION STATION, STERLING, VA

Terrific three-level townhome backing to open common area and trees with a one-car garage and driveway parking for two cars (depending on size). Located in Dominion Station, residents enjoy neighborhood amenities such as a clubhouse, outdoor pool, nature paths and more with a low monthly HOA fee. This "Milne" model offers a practical and light filled layout with 3 bedrooms, 2 full baths, and 2 half baths, high ceilings, hardwood flooring on all 3 levels, and an abundance of windows. The entry level features an open foyer with access to the garage, a recreation room with a cozy gas fireplace and walk-out to a paver patio and fully fenced rear yard. A powder room and laundry closet with front loading washer and dryer round out this level. The main level includes a sun filled kitchen with granite countertops and quality stainless steel appliances including a gas range with double ovens and a Samsung refrigerator with ice/water dispenser and snack drawer. The adjoining breakfast room features a bay window area and plenty of room for everyday dining. The formal dining area and spacious living room provides plenty so space for gatherings and simple relaxation and features a glass door opening to the deck overlooking the backyard and majestic trees, ideal for outdoor dining and entertaining. A second powder room with designer tile flooring adds convenience. Hardwood flooring continues upstairs and into the primary suite boasting a soaring cathedral ceiling, lighted ceiling fan, a



walk-in closet, and ensuite bath with a dual sink vanity, soaking tub, and glass enclosed shower. Two additional bedrooms, each with hardwood flooring and lighted ceiling fans, share the hall bath. Dominion Station is centrally located near shopping, restaurants, and commuter routes. Everyday conveniences include Costco, Wegmans, and Target at nearby Dulles 28 Centre. Dining options range from Sweetwater Tavern and Uncle Julio's™s to local favorites at Cascades Overlook Town Center. Minutes to Route 28, the Dulles Toll Road, and the Silver Line Metro, the neighborhood offers quick access across Northern Virginia. This is an excellent opportunity to personalize, update, and build equity in a sought-after community. Sold as-is.

Built in 1999

Essential Information

MLS® #	VALO2107960
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,969
Acres	0.04
Year Built	1999
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Colonial
Status	Active

Community Information

Address	45550 Reading Ter
Subdivision	DOMINION STATION
City	STERLING
County	LOUDOUN-VA

State	VA
Zip Code	20166

Amenities

Amenities	Soaking Tub, Tub Shower, Bathroom - Walk-In Shower, CeilingFan(s), Crown Molding, Pantry, Master Bath(s), Upgraded Countertops, Walk-in Closet(s), Wood Floors
Parking	Concrete Driveway
# of Garages	1
Garages	Garage - Front Entry, Garage Door Opener
View	Garden/Lawn, Trees/Woods
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Dryer-front loading, Exhaust Fan, Oven-Double, Oven/Range-Gas, Refrigerator, Range hood, Stainless Steel Appliances, Washer-front loading, Water Dispenser
Heating	Forced Air
Cooling	Central A/C, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors, Gas/Propane, Mantel(s)
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Bump-outs, Exterior Lighting, Sidewalks, Deck(s), Patio, Fenced-Fully, Privacy Fence, Fenced-Rear
Lot Description	Bcks-Opn Comm, Backs to Trees, Landscaping, Level, Rear Yard
Windows	Bay/Bow
Foundation	Permanent

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
Elementary	STERLING
Middle	RIVER BEND
High	POTOMAC FALLS

Additional Information

Date Listed	October 3rd, 2025
Days on Market	18
Zoning	R16

Listing Details

Listing Office	Keller Williams Realty
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