

\$497,900 - 32 Regis Cir, STERLING

MLS® #VALO2108108

\$497,900

3 Bedroom, 2.50 Bathroom, 1,760 sqft

Residential on 0.06 Acres

SUGARLAND, STERLING, VA

This cozy contemporary townhome has been updatedâ€ very nicely! 3 â€Great size Bedroomâ€s &â€ 2.5 Bathâ€s. Newer Luxury â€Vinyl â€Plank â€Flooringâ€ on the main level. New Carrier â€Brand HVAC installed 4 years ago! Newer carpets, â€front door & â€sliding door. Step into the bright and airy â€Open-â€Conceptâ€ main level offering Impressiveâ€ Living â€& Dining Room, â€Generous size â€Kitchen and a Big Formal Dining â€Roomâ€ adjacent to the Kitchenâ€. Also on this level is the conveniently located Powder Room and Laundry. â€The â€Gourmet kitchen is upgraded with newâ€er countertopâ€s, â€Stainless Steel Appliancesâ€ and has tons of Cabinetry. Upgraded bathrooms with newer vanities. â€Upper level The â€Luxurious â€Primary â€Bedroom is a true retreat â€offering a Sitting Room making it Exceptionallyâ€ Spacious with its own private ensuiteâ€ Primary Bathroom! Two additional spacious bedrooms offer versatility, perfect for family, guests, or home offices.â€ A Second Full Bathroom on the upper level makes this home perfect!

Huge Private Backyard with Open Views, Fully Fenced yard with a gate. Beautiful Big Patio with durable concrete tiles. Nice shed for storageâ€.

The Sugarland Run community offers a host of amenities that enrich your daily life, including pools, a basketball court, walking paths, a community center, picnic areas, and tennis



courtâ€‹s! â€‹Steps â€‹away â€‹from the lakeâ€‹.

2 assigned parking spacesâ€‹ plus guest pass and plenty of street parking!

Near schools, shopping and Major Commuter Routesâ€‹. Located near Northern VA Community College, Dulles Airport, Dulles Town Center, Potomac Run Plaza, and major shopping destinations like Target, Homeâ€‹ Goods, Costco, and Leesburg Premium Outletsâ€‹! Couple miles from Adam Center. Quick access to Route 7, Route 28, VA-267, Fairfax County Parkwayâ€‹ and Algonkian Pkwyâ€‹! Within 8 miles from Two Metro Stations! This home is a must-see! move in readyâ€‹! â€‹

Built in 1976

Essential Information

MLS® #	VALO2108108
Price	\$497,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,760
Acres	0.06
Year Built	1976
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Colonial, Traditional
Status	Active Under Contract

Community Information

Address	32 Regis Cir
Subdivision	SUGARLAND
City	STERLING
County	LOUDOUN-VA
State	VA

Zip Code 20164

Amenities

Amenities Master Bath(s), Attic, Soaking Tub, Bathroom - Walk-In Shower, Carpet, CeilingFan(s), Formal/Separate Dining Room

Utilities Cable TV Available, Electric Available, Phone Available, Water Available, (C) Other

Parking Spaces 2

Parking Assigned

Has Pool Yes

Interior

Interior Features Floor Plan-Open

Appliances Built-In Microwave, Dishwasher, Disposal, Dryer - Electric, Exhaust Fan, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Icemaker, Washer

Heating Central

Cooling Central A/C, Ceiling Fan(s)

of Stories 2

Stories 2 Story

Exterior

Exterior Vinyl Siding

Exterior Features Sidewalks, Patio, Fenced-Rear

Lot Description Cleared, Level, Open, Private, Rear Yard, Other

Foundation Slab

School Information

District LOUDOUN COUNTY PUBLIC SCHOOLS

Elementary MEADOWLAND

Middle SENECA RIDGE

High DOMINION

Additional Information

Date Listed October 2nd, 2025

Days on Market 15

Zoning STERLING

Listing Details

Listing Office Samson Properties

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Listing information last updated on October 19th, 2025 at 5:30am EDT