

# \$899,000 - 22247 Watson Rd, LEESBURG

MLS® #VALO2108166

**\$899,000**

4 Bedroom, 2.50 Bathroom, 2,013 sqft

Residential on 2.56 Acres

NONE AVAILABLE, LEESBURG, VA

OPEN SATURDAY 12-2 PM. Charming colonial built in 2001 set on a private 2.56-acre lot overlooking a natural pond and wooded backdrop. Ample space for a garden, chickens, goats, bees, or other small animals with NO HOA with (Zoned Agricultural Rural -1) modern conveniences just minutes away: 10 minutes to Brambleton Harris Teeter grocery, Regal Cinema, shops and restaurants. 15 mins to Ashburn Metro. This 4-bedroom, 2.5-bath home with a spacious 2 car garage is truly move-in ready, with extensive updates to give you comfort and peace of mind for years to come. A long driveway provides welcoming seclusion and leads to a picturesque property with classic gabled eaves and a front porch that overlooks the private pond. Updates include an updated kitchen (2017) with granite counters, tile backsplash, white cabinetry, and stainless steel appliances—including a brand new induction range. Porcelain tile and luxury vinyl plank flooring make cleaning easy, while abundant windows and recessed lighting fill the home with natural light and warmth. The four bedrooms are located upstairs together with the laundry. The primary bedroom is huge with vaulted ceilings, walk-in closet and a large en-suite bathroom with a separate soaking tub and double sinks. The other bedrooms are spacious with large closets and recessed lighting. Room to park an RV, boat, or equipment.

Major systems have been smartly upgraded,



roof (2022), HVAC (2019), water heater and well system upgrades (2020), and a new well pump (2024), windows and sliding doors (2015) fresh paint (2025), repaved and expanded parking (2020), resealed driveway (2025), reinforced deck railings and footings (2023), pond infrastructure upgrades and boulder retaining wall (2018), termite monitoring/treatment (2022), stone fireplace surround and propane-ready vented gas log fireplace (2019), and Invisible Fence (2019).

Top rated schools: Sycolin Creek ES, Watson Mountain MS and Independence HS.

Eight minutes to the new Hal and Berni Hanson Regional Park; 15 minutes to downtown Leesburg; 20 minutes to Ashburn metro station; 20 minutes to Dulles airport.

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | VALO2108166 |
| Price          | \$899,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.50        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,013       |
| Acres          | 2.56        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Colonial    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 22247 Watson Rd |
| Subdivision | NONE AVAILABLE  |

|          |            |
|----------|------------|
| City     | LEESBURG   |
| County   | LOUDOUN-VA |
| State    | VA         |
| Zip Code | 20175      |

### **Amenities**

|               |                                                                              |
|---------------|------------------------------------------------------------------------------|
| Amenities     | Soaking Tub, CeilingFan(s), Crown Molding, Master Bath(s), Recessed Lighting |
| Parking       | Paved Driveway, Private                                                      |
| # of Garages  | 2                                                                            |
| Garages       | Garage - Side Entry, Inside Access                                           |
| View          | Pond, Scenic Vista, Trees/Woods                                              |
| Is Waterfront | Yes                                                                          |
| Waterfront    | Pond                                                                         |

### **Interior**

|                 |                                                                                                                                                                                                                       |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Built-In Microwave, Cooktop-Down Draft, Dishwasher, Disposal, Dryer - Electric, Energy Star Appliances, Exhaust Fan, Extra Refrg/Frz, Icemaker, Oven/Range-Electric, Stainless Steel Appliances, Refrigerator, Washer |
| Heating         | Forced Air, Energy Star Heating System                                                                                                                                                                                |
| Cooling         | Ceiling Fan(s), Energy Star Cooling System, Programmable Thermostat, Central A/C                                                                                                                                      |
| Fireplace       | Yes                                                                                                                                                                                                                   |
| # of Fireplaces | 1                                                                                                                                                                                                                     |
| Fireplaces      | Fireplace - Glass Doors, Gas/Propane, Insert, Stone                                                                                                                                                                   |
| # of Stories    | 2                                                                                                                                                                                                                     |
| Stories         | 2 Story                                                                                                                                                                                                               |

### **Exterior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Vinyl Siding                                                                   |
| Exterior Features | Gutter System, Outbuilding Apartment, Porch(es), Chain Link Fence, Fenced-Rear |
| Windows           | Energy Efficient, Low-E, Screens, Sliding                                      |
| Roof              | Asphalt                                                                        |
| Foundation        | Crawl Space                                                                    |

### **School Information**

|            |                               |
|------------|-------------------------------|
| District   | LOUDOUN COUNTY PUBLIC SCHOOLS |
| Elementary | SYCOLIN CREEK                 |

|        |              |
|--------|--------------|
| Middle | BRAMBLETON   |
| High   | INDEPENDENCE |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 21                |
| Zoning         | AR-1              |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | Samson Properties |
|----------------|-------------------|

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Listing information last updated on October 21st, 2025 at 4:15am EDT