

\$799,000 - 45550 Lakeside Dr, STERLING

MLS® #VALO2108194

\$799,000

3 Bedroom, 3.50 Bathroom, 2,980 sqft
Residential on 0.55 Acres

BROAD RUN FARMS, STERLING, VA

This spacious home sits on a private 0.55-acre lot and combines the charm of its 1965 construction with thoughtful modern updates.

The expansive yard provides both privacy and ample space for outdoor activities, while the interior reflects a warm, welcoming, and well-maintained home. The lower level was fully renovated in 2024 and now features new carpet, a stylish bar, enhanced comfort provided by the additional mini-split systems, wood burning fireplace and a full wheelchair accessible bath with roll in shower. Other recent improvements include a new roof, whole-house HVAC system, hot water heater, updated windows, a remodeled primary shower, sump pump, original cast iron plumbing replaced with PVC, original panel was upgraded and moved to bring home to current electrical code, re-asphalted the driveway.

Enjoy three fireplaces – one on each level plus a third outdoors, located on the lower deck near a pergola, perfect for cozy gatherings. The property also includes a storage shed, 2 car garage and a driveway that accommodates 6–10 cars.

If you haven't visited or are not familiar with this area - you must stop by to appreciate the beauty and options. IYKYK - Broad Run Farms is a unique community with no HOA, but residents can choose to join the community association for just \$50 annually,



with an optional \$20 fee for gated river access.
The neighborhood offers an eclectic mix of original homes and newly built custom residences, allowing for potential of expansion for an owner with vision.

Conveniently located just off Route 7, the home offers easy access to Fairfax, Ashburn, Leesburg, and western Loudoun County. Opportunities like this donâ€™t last long â€” book your tour today

Built in 1965

Essential Information

MLS® #	VALO2108194
Price	\$799,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,980
Acres	0.55
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Raised Rancher
Status	Coming Soon

Community Information

Address	45550 Lakeside Dr
Subdivision	BROAD RUN FARMS
City	STERLING
County	LOUDOUN-VA
State	VA
Zip Code	20165

Amenities

Amenities	Additional Stairway, Built-Ins, Carpet, Double/Dual Staircase, Entry Lvl BR, Master Bath(s), Wood Floors, Walk-in Closet(s), Wet Bar/Bar
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Utilities	Propane, Electric Available, S
Parking	Paved Driveway, Private
# of Garages	2
Garages	Basement Garage, Garage Access
View	Scenic Vista, Trees/Woods

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Dryer, Exhaust Oven/Range-Electric, Refrigerator, Appliances
Heating	Heat Pump(s), Zoned
Cooling	Central A/C, Zoned, Ceiling F
Has Basement	Yes
Basement	Full, Fully Finished, Outside Garage Access, Connecting S
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Mantel(s), Wood, Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior Features	Sidewalks, Exterior Lighting, Deck(s), Patio, Decorative Fence
Lot Description	Backs to Trees, Front Yard, Landscaping, Partly Wooded
Windows	Double Pane, Energy Efficient, Screens
Roof	Asphalt, Shingle
Foundation	Concrete Perimeter

School Information

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

Additional Information

Date Listed	October 2nd, 2025
Zoning	CR1



Listing Details

Listing Office

Brown-Carrera Realty LLC

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