

\$797,000 - 42783 Firefly Sonata Ter, ASHBURN

MLS® #VALO2108470

\$797,000

2 Bedroom, 3.00 Bathroom, 2,406 sqft

Residential on 0.11 Acres

BIRCHWOOD AT BRAMBLETON, ASHBURN, VA

Your Open Floor Plan is here! The Potomac Model House was the most desired Carriage House that Winchester/Tri-Pointe Homes built in Birchwood at Brambleton! Everything you need for one level living, with a bonus upstairs Fully Finished Loft for plenty of storage! This home offers two Primary Bedroom/Bathroom Suites! Your guests no longer have to leave their bedroom and go across a hallway to get to their designated bathroom! AND you each have privacy, because the Two Bedroom/Bathroom Suites are located at opposite ends of the house! When you walk into the spacious Foyer, on your right is the Open Office Space, and you feel that expansiveness when you are sitting down working at your computer! This could be used as a Formal Living Room also. The Gourmet Kitchen/Dining Area are lovely, with their granite counter tops, stainless steel appliances, and generous kitchen island! This Big Open Space allows for a Large Kitchen Table and spreads on out into the Great Room/Family Room Area! This allows the Cook in the Kitchen (while fixing meals) to talk with and enjoy those sitting in the Great Room! You are no longer isolated and missing out on the conversations!! The Primary Bedroom/Bathroom Suite is off the Great Room and has an Enormous Walk-In Closet! The Attached Bathroom also has granite vanity tops, two separate sinks, tons of storage space underneath, and a Large, Tiled



Shower Stall w/Seat. Go back down the hallway to the Foyer and Office Areas and across the Hallway from the Office is a Third Full Bathroom w/Tub/Shower! Next to that is the Laundry Room, that is a true room, and not a laundry closet! The carpeted stairs to the Finished Loft is located here. You won't believe how big the Loft is!

Walking past the Office and into the Second Bedroom/Bathroom Suite, you will be amazed at how large it is! The Full Bath w/Large Shower Stall is to the Right after entering the Bedroom Suite door, and it has a Spacious Walk-In Closet! The Two Car Garage is off the Hallway across from the Office. There is a Inviting Patio off the Great Room that looks out on a Fenced Yard perfect for a dog or two!!! If you don't have a dog, you might want to expand the patio?! There are zero steps to come in the front door or to enter from the garage. Now that I have walked you through the house, let's talk about the Lifestyle at Birchwood!! This is a Active Adult 55+ Community! One of the residents MUST be 55 or over! No one under 18 may live here. We have a gorgeous 25,000 sq. ft. Clubhouse where there is always either a Resident Run Activity going on, or our Full Time Paid Lifestyle Director has a Planned Event/Concert/Wine Tasting, etc. There is Bocce Ball, Pickle Ball, Yoga Classes, a Fitness Room w/equipment, a Golf Simulator, a Pool Table, and both an Indoor (Olympic Size) Swimming Pool and an Outdoor Splash Pool. We have multiple Book Clubs, a Garden Club, Bingo, Canasta Groups, Bridge Groups, Mahjong Groups, etc. The List is endless! There is also a lovely, small lake with a walking path around it . The county stocks it with fish, and allows for catch and release fishing. Welcome to your new home and your new way of life in Birchwood at Brambleton!

Built in 2020

Essential Information

MLS® #	VALO2108470
Price	\$797,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	2,406
Acres	0.11
Year Built	2020
Type	Residential
Sub-Type	Other
Style	Carriage House
Status	Active

Community Information

Address	42783 Firefly Sonata Ter
Subdivision	BIRCHWOOD AT BRAMBLETON
City	ASHBURN
County	LOUDOUN-VA
State	VA
Zip Code	20148

Amenities

Amenities	Entry Lvl BR, Pantry, Master Bath(s), Recessed Lighting, Walk-in Closet(s), Shades/Blinds, Washer/Dryer Hookup
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener, Inside Access
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Exhaust Fan, Oven-Wall, Refrigerator, Stainless Steel Appliances, Water Heater
Heating	Forced Air
Cooling	Central A/C, Ceiling Fan(s)
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stone, Vinyl Siding
Exterior Features	Sidewalks, Street Lights, Udrgrd Lwn Sprnklr, Fenced-Rear, Vinyl Fence

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 9th, 2025
Days on Market	13
Zoning	PDAAAR

Listing Details

Listing Office	RE/MAX Allegiance
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