

\$449,000 - 314 Rock Spring Dr Sw, LEESBURG

MLS® #VALO2108596

\$449,000

2 Bedroom, 1.50 Bathroom, 1,346 sqft

Residential on 0.05 Acres

NONE AVAILABLE, LEESBURG, VA

Back on the market thru no fault of the Seller. Location, Location, Location!!! Don't miss out on this charming Two-Level Brick-Front, two bedroom, one and a half bath townhome located within one block of historic downtown Leesburg and 100 meters from the W&OD Bike Trail! Enjoy the convenience of being close to shops, restaurants, and local attractions while savoring the peacefulness of a property that backs onto a picturesque pastureland. This home boasts a beautiful brick front and includes a lovely sunroom addition, with a view of the deck and brick patio - perfect for relaxing and soaking in natural light year-round and for enjoying 7.5 acres of gorgeous pasture forever in conservation! There's also room for a garden should you wish and a storage room outside. The property features a newer roof, ensuring peace of mind for years to come. Step inside to find a well-maintained interior decorated in a bright fun way. No agreeable grey here, with ample space for comfortable living. The main level offers a cozy living area, a kitchen with table space, and the charming sunroom. Upstairs, you'll find two spacious bedrooms and a full bath, with ample closet space. Don't miss the opportunity to own this gem in a prime location. Schedule a viewing today and experience the perfect blend of historic charm and modern convenience! New Roof 2019, New Hot water heater 2018, Dishwasher and Stove 2023. New Carpet June 2024. HOA fee



is approximately \$350 per year.
Current owner is a beloved musician, educator and co-founder of an award-winning local preschool. She was sadly involved in a tragic accident while on vacation in Argentina in June of this year. She suffered multiple fractures and a traumatic brain injury, which no longer allow her to live in her much-loved home. You will feel the love and creativity of the owner as soon as you walk through the front door.

Built in 1973

Essential Information

MLS® #	VALO2108596
Price	\$449,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,346
Acres	0.05
Year Built	1973
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Colonial
Status	Active

Community Information

Address	314 Rock Spring Dr Sw
Subdivision	NONE AVAILABLE
City	LEESBURG
County	LOUDOUN-VA
State	VA
Zip Code	20175

Amenities

Amenities	Shades/Blinds
View	Pasture, Trees/Woods



Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Refrigerator, Washer, Stove
Heating	Forced Air
Cooling	Ceiling Fan(s), Central A/C
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding, Combination, Brick Front
Exterior Features	Sidewalks, Secure Storage, Patio, Fenced-Rear
Lot Description	Bcks-Opn Comm, Cul-de-sac, Landscaping, Trees/Wooded
Windows	Palladian, Screens
Roof	Asphalt
Foundation	Slab

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
High	LOUDOUN COUNTY

Additional Information

Date Listed	October 8th, 2025
Days on Market	9
Zoning	RESIDENTIAL

Listing Details

Listing Office	Momentum Realty LLC
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