

\$1,209,758 - 18256 Hobbes Rest Ln, LEESBURG

MLS® #VALO2108972

\$1,209,758

6 Bedroom, 5.50 Bathroom, 3,930 sqft
Residential on 0.19 Acres

CATTAIL RUN, LEESBURG, VA

The new Summerfield home design includes a beautiful kitchen with the option to add a service pantry. The oversized island allows for meal prepping while helping with homework and catching up on the day. The large café and gathering room with an optional tray ceiling has abundant natural light with the option to add an deck or screened porch off the gathering room. Enjoy a Pulte Planning Center and a large storage room on the main level.

Built in 2025

Essential Information

MLS® #	VALO2108972
Price	\$1,209,758
Bedrooms	6
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	3,930
Acres	0.19
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active

Community Information

Address 18256 Hobbes Rest Ln



Subdivision	CATTAIL RUN
City	LEESBURG
County	LOUDOUN-VA
State	VA
Zip Code	20176

Amenities

Amenities	Air Filter System, Attic, Carpet, Formal/Separate Dining Room, Master Bath(s), Recessed Lighting, Tub Shower, Walk-in Closet(s)
Utilities	Cable TV Available, Electric Available, Natural Gas Available, Phone Available, Sewer Available, Under Ground, Water Available
Parking	Concrete Driveway, Lighted Parking, Private
# of Garages	2
Garages	Garage - Rear Entry, Garage Door Opener, Inside Access

Interior

Appliances	Dishwasher, Disposal, Freezer, Microwave, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances
Heating	Forced Air, Hot Water, Programmable Thermostat, Radiant
Cooling	Central A/C, Programmable Thermostat
Has Basement	Yes
Basement	Daylight, Full, Daylight, Partial, Heated, Interior Access, Outside Entrance, Partially Finished, Poured Concrete, Rear Entrance, Rough Bath Plumb, Space For Rooms, Sump Pump, Walkout Level, Walkout Stairs, Windows
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3
Stories	3

Exterior

Exterior	Brick Front, Combination, Concrete/Block, HardiPlank, Stone
Exterior Features	Exterior Lighting, Gutter System, Sidewalks, Street Lights
Windows	Casement, Energy Efficient, Low-E, Screens
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
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Elementary	BALL'S BLUFF
Middle	SMART'S MILL
High	TUSCARORA

Additional Information

Date Listed	October 13th, 2025
Days on Market	7
Zoning	N/A

Listing Details

Listing Office	Monument Sotheby's International Realty
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Listing information last updated on October 19th, 2025 at 10:45pm EDT