

\$1,269,900 - 42719 Prairie Merlin Ct, LEESBURG

MLS® #VALO2108994

\$1,269,900

4 Bedroom, 4.50 Bathroom, 6,193 sqft

Residential on 3.50 Acres

FALCONAIRE, LEESBURG, VA

Welcome to 42719 Prairie Merlin Court, an exceptional 6,200-square-foot estate perfectly set on 3.5 acres of landscaped privacy in the prestigious Falconaire community of Leesburg. Tucked away on a quiet cul-de-sac shared with just one other home, this property offers a rare combination of seclusion, sophistication, and sweeping views of Virginia's renowned Horse and Wine Country.

Meticulously maintained and thoughtfully upgraded with over \$120,000 in enhancements, the home showcases refined craftsmanship and elegant design throughout. Recent updates include a custom Trex deck and stamped concrete patio, color-changing Trimlights, extended hardwood flooring, designer stair railings, plush new carpeting, a garage heater, custom storage shed, privacy tree line, fresh paint, and upgraded lighting that elevates every room.

The stately brick faade opens to a light-filled foyer accented by tall ceilings, decorative moldings, and wide-plank hardwood floors that continue through much of the main level. Formal living and dining rooms sit just off the entry—each with large windows, crown molding, and graceful proportions ideal for entertaining. A private main-level office with custom built-ins and floor-to-ceiling windows offers beautiful natural light and views of the surrounding landscape.



At the heart of the home, the gourmet kitchen features stainless steel appliances, granite countertops, double wall ovens, a large center island, tile backsplash, and abundant cabinetry. A spacious breakfast area adjoins the kitchen and opens directly to the family room, where a gas fireplace and custom millwork create an inviting centerpiece for gatherings. French doors lead to the expansive Trex deck with dual staircases that descend to the stamped patio, firepit, and tranquil, tree-lined backyard.

Upstairs, the grand primary suite provides a luxurious retreat with a tray ceiling sitting area, recessed lighting, and a generous walk-in closet. The spa-inspired bath offers dual vanities, a soaking tub, and a beautifully tiled walk-in shower with frosted glass enclosure. A junior suite with private bath, two additional bedrooms, and a third full bathroom complete the upper level, all featuring plush new carpeting and ample closet space.

The finished walk-out lower level extends the home's living area with a custom wet bar, built-in shelving, accent wall refacing, and a vast recreation room perfect for entertaining. This level also includes a full bath and a large open area easily convertible to a fifth bedroom, gym, or media space.

Outdoors, enjoy the peaceful ambiance of the property's 3.5-acre setting, framed by mature trees and manicured landscaping. Whether hosting gatherings on the patio, relaxing on the deck, or simply taking in the views, every element was designed to blend comfort with natural beauty.

Conveniently located near Route 7 and the Dulles Greenway, 42719 Prairie Merlin Court provides easy access to local vineyards, boutique shopping, fine dining, and top-rated

Loudoun County schools. Experience the perfect balance of luxury, privacy, and countryside charm in this one-of-a-kind Falconaire estate.

Built in 2016

Essential Information

MLS® #	VALO2108994
Price	\$1,269,900
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	6,193
Acres	3.50
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	42719 Prairie Merlin Ct
Subdivision	FALCONAIRE
City	LEESBURG
County	LOUDOUN-VA
State	VA
Zip Code	20176

Amenities

# of Garages	3
Garages	Garage - Side Entry, Inside Access, Garage Door Opener

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full

Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Roof	Shingle
Foundation	Other

School Information

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

Additional Information

Date Listed	October 17th, 2025
Days on Market	3
Zoning	AR1

Listing Details

Listing Office	Samson Properties
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