

\$779,990 - 44480 Lowestoft Sq, ASHBURN

MLS® #VALO2109592

\$779,990

3 Bedroom, 2.50 Bathroom, 3,088 sqft

Residential on 0.05 Acres

LOUDOUN, ASHBURN, VA

This brand new incredible ACTIVE-ADULT (55+) TOWNHOME by Van Metre Homes at Lexington Square is available for you to call home TODAY! Boasting over 3,000 square feet of elegantly finished space accessible by your own PRIVATE ELEVATOR, the exceptional Tilley 24-F2 floorplan provides the finest luxurious living on three masterfully crafted levels with lofty 9-foot ceilings. On the main level, this thoughtfully designed residence welcomes you with an inviting open floor plan seamlessly connected by beautiful luxury vinyl plank flooring, featuring a combined great room and a kitchen that steals the show. Revel in the upgraded cabinets, quartz countertops, stainless steel appliances, and the large kitchen island, enhancing the contemporary appeal of the home. Retreat to the impressive primary suite on the upper level, offering a walk-in closet and a luxurious bathroom complete with double sinks and a large frameless shower enclosure with a built-in seat. Two additional bedrooms and another full bath on the upper level ensure both functionality and charm. On the ground level, a welcoming open rec room awaits and a walkout to the fenced-in backyard with gate, providing space to entertain or spend time with your loved ones. This meticulously designed home exudes sophistication and style, offering the spaciousness of a townhome with ease from the elevator. Live effortlessly in this designer-curated home, where privacy and convenience converge seamlessly. But that is



not all! Picture yourself soaking in breathtaking sunsets and entertaining guests on the lovely included deck! Being a new build, your home is constructed to the highest energy efficiency standards, comes with a post-settlement warranty, and has never been lived in before! Don't miss the chance to experience the height of contemporary living in the Tilley 24-F2 floorplan. Schedule an appointment today! -----

Located in Northern Virginia, Lexington Square is an Active Adult (55+) community that offers townhomes and spacious single-family homes. Residents benefit from its close proximity to One Loudoun's restaurants, shopping, movies, and community events. With just 23 homes, this intimate community offers the perfect balance of privacy and convenience. The neighborhood is complete with a bocce ball court and walking trail, along with a gym membership for the first year at Method Health Club just steps away. Additionally, Lexington Square's convenient location places it close to the Metro's Silver Line, Dulles International Airport, commuter routes, and health centers, making it a prime destination for those seeking a well-connected and vibrant lifestyle. -----

Take advantage of closing cost assistance by choosing Intercoastal Mortgage and Walker Title. ----- Other homes sites and delivery dates may be available. ----- Pricing, incentives, and homesite availability are subject to change. Photos are used for illustrative purposes only. The community lies within the Airport Impact Overlay District. Due to its proximity to Dulles International Airport, this site is subject to aircraft overflights and aircraft noise. For details, please consult the Sales team.

Built in 2025

Essential Information

MLS® #	VALO2109592
Price	\$779,990
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,088
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Traditional, Contemporary
Status	Active

Community Information

Address	44480 Lowestoft Sq
Subdivision	LOUDOUN
City	ASHBURN
County	LOUDOUN-VA
State	VA
Zip Code	20147

Amenities

Amenities	Master Bath(s), Recessed Lighting, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Attic, Elevator, Stall Shower, Carpet, Pantry, Store/Office, Washer/Dryer Hookup
Parking	Asphalt Driveway, Paved Driveway, Paved Parking, PublPark, Secure Parking
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Energy Star Appliances, Exhaust Fan, Oven/Range-Gas, Stainless Steel Appliances, Cooktop, Dishwasher, ENERGY STAR Dishwasher, ENERGY STAR Freezer, ENERGY STAR Refrigerator, Ice maker, Oven-Wall, Oven-Single, Water Heater - Tankless, Water Heater - High-Efficiency, Range hood
Heating	Forced Air, Programmable Thermostat
Cooling	Central A/C, Programmable Thermostat

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

Exterior

Exterior	Concrete/Block, Vinyl Siding, Brick and Siding, Combination
Exterior Features	Exterior Lighting, Gutter System, Deck(s)
Lot Description	Bcks-Opn Comm, Landscaping, Level, Private, Rear Yard
Windows	Energy Efficient, Low-E, Insulated, Vinyl Clad, Screens
Roof	Architectural Shingle
Foundation	Other, Slab

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
----------	-------------------------------

Additional Information

Date Listed	October 23rd, 2025
Days on Market	6
Zoning	RESIDENTIAL

Listing Details

Listing Office	Pearson Smith Realty, LLC
----------------	---------------------------

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on October 28th, 2025 at 5:16pm EDT