

\$818,236 - 44508 Lowestoft Sq, ASHBURN

MLS® #VALO2109594

\$818,236

3 Bedroom, 2.50 Bathroom, 3,036 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 Trent 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. 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 Trent 24-F2 floorplan. Schedule an appointment today! -----

Located in Northern Virginia, Lexington Sqaure is an Active Adult (55+) community that offers townhomes and spacious single-family homes. Residents benefit from its close proximity to One Loudounâ€™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 Squareâ€™s convenient location places it close to the Metroâ€™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® #	VALO2109594
Price	\$818,236

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,036
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Traditional
Status	Active

Community Information

Address	44508 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, 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, Refrigerator, Stainless Steel Appliances, Freezer, Cooktop, Icemaker, Oven-Single, Oven-Wall, Water Heater - Tankless
Heating	90% Forced Air, Programmable Thermostat
Cooling	Central A/C, Programmable Thermostat
Has Basement	Yes
Basement	Fully Finished, Walkout Level, Interior Access
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
# of Stories	3
Stories	3

Exterior

Exterior	Concrete/Block, Vinyl Siding
Exterior Features	Exterior Lighting, Gutter System, Deck(s)
Lot Description	Rear Yard
Windows	Energy Efficient, Low-E, Insulated, Vinyl Clad, Screens
Roof	Architectural Shingle
Foundation	Other, Slab

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
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Additional Information

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

Listing Details

Listing Office	Pearson Smith Realty, LLC
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