

\$647,720 - 9739 Grant Ave, MANASSAS

MLS® #VAMN2009346

\$647,720

3 Bedroom, 3.50 Bathroom, 2,061 sqft
Residential on 0.06 Acres

NONE AVAILABLE, MANASSAS, VA

Meet the Tyler 20-R2 â€œ Homesite 91 at Ashberryâ€”a two-car, rear-load garage END UNIT TOWNHOME with three bedrooms, three full bathrooms, and one half bathroom will be ready for move-in DECEMBER 2025. Purposefully designed for everyday ease, this floorplan features a lower-level rec room for movie nights in or relaxing, a garage with extra storage, and a balcony off the great room for open-air living, while the primary suite includes a generous closet with built-in shelving for added everyday convenience.

Key features include:

- Open-concept main level with 9' ceilings and oak stairs on all floors
- Luxury vinyl plank flooring throughout main living areas
- Gourmet kitchen with soft-close cabinets, quartz countertops, large island, and Samsung appliances
- Spacious primary suite with spa-inspired bath and walk-in closet
- Ecobee smart programmable thermostat, ENERGY STAR certified, energy-efficient systems, Home Automation Package with IQ Panel 4, and EV-ready garage with 50 AMP electric car charging circuit

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 opportunity to make this home yours!



Schedule an appointment today!

Discover Ashberry, a boutique community nestled in the heart of Manassas, offering the perfect blend of comfort, convenience, and connection. Surrounded by the rich history and charm of Prince William County, this thoughtfully designed neighborhood places you moments from the city’s best shopping, dining, and entertainment. With beautifully crafted single family homes and stylish townhomes, along with inviting outdoor spaces, Ashberry creates a true sense of home. Commuters appreciate quick access to Route 28, I-66, and the VRE, making daily travel a breeze. Whether you’re starting out or settling down, Ashberry delivers modern living with a small-town feel—right where you want to be.

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. For details, please consult the Sales Team.

Built in 2025

Essential Information

MLS® #	VAMN2009346
Price	\$647,720
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,061
Acres	0.06
Year Built	2025
Type	Residential

Sub-Type	End of Row/Townhouse
Style	Transitional, Craftsman
Status	Active

Community Information

Address	9739 Grant Ave
Subdivision	NONE AVAILABLE
City	MANASSAS
County	MANASSAS CITY-VA
State	VA
Zip Code	20110

Amenities

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

Interior

Interior Features	Efficiency, Floor Plan-Open
Appliances	Dishwasher, Disposal, Energy Star Appliances, Freezer, Icemaker, Microwave, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Built-In Microwave, Exhaust Fan, Oven-Wall, Range hood
Heating	Forced Air, Programmable Thermostat, Heat Pump(s)
Cooling	Central A/C, Programmable Thermostat, Heat Pump(s)
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Exterior Features	Exterior Lighting, Gutter System, Sidewalks, Balcony
Windows	Double Hung
Roof	Architectural Shingle
Foundation	Slab, Other

School Information

District	MANASSAS CITY PUBLIC SCHOOLS
Elementary	BALDWIN

Middle	METZ
High	OSBOURN

Additional Information

Date Listed	September 11th, 2025
Days on Market	39
Zoning	RESIDENTIAL

Listing Details

Listing Office	Pearson Smith Realty, LLC
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Listing information last updated on October 19th, 2025 at 4:45pm EDT