

\$2,195,000 - Christmas Tree Lane, Round Hill

MLS® #VALO2080462

\$2,195,000

4 Bedroom, 4.50 Bathroom, 5,200 sqft
Residential on 11.91 Acres

UNISON, Round Hill, VA

Christmas Tree Lane is a must see! Beautiful 11 acre homesites available in historic Unison - minutes from Middleburg.

Modern Farmhouse and French Country architecture designed by James McDonald of Great Falls.

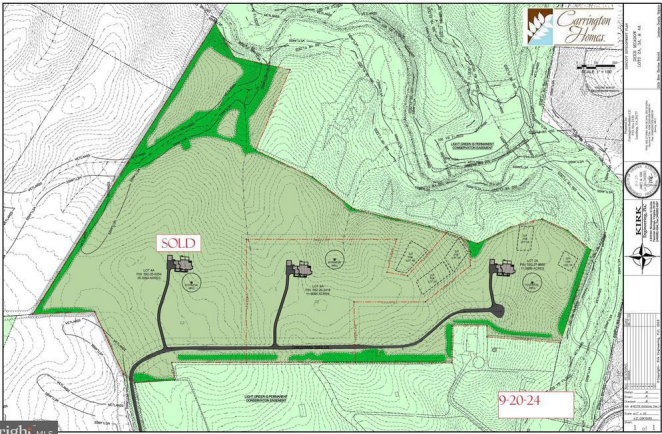
Priced here is our Magnolia Way Floorplan Carrington's Signature Farmhouse Kitchen. Other home styles include the Westover and Bellewood Manor. See Sales Manager for details.

Visit our Bellewood Manor and Magnolia Way Decorated Model Homes at Banbury Cross in Middleburg. Open Weekends 11am - 5pm or by Appointment. From Leesburg: Take Rte. 15 S to Rte. 50 W. Turn right on Sam Fred Road just before the Village of Middleburg. Banbury Cross is on the right. 23158 Secretariat Park Lane.

Features, square footage, beds & baths are per base floor plans. HOA fees are estimates.

Essential Information

MLS® #	VALO2080462
Price	\$2,195,000
Bedrooms	4
Bathrooms	4.50



CARRINGTON TRANSITIONAL HOME COLLECTION			
Exterior Architectural Detailing The exquisite French, Traditional and Transitional elevations are designed by Architect James McDonald of Great Falls, VA. Each elevation is distinct to create an animated streetscape. • Brick water table on 2000 sqft of stone includes brick front entry steps and stone concrete lead walk. • Hardie Plank exterior on four sides. • Optional square stone (per elevation). • 30 year architectural paint. • 3 car garage, 2 carport, 2 carport, and 2 carport in Westover and Magnolia, 4 car garage in Bellewood. • Custom black contemporary garage door, glass panel. • One stone pier with black lanterns at driveway. • Poly Stone aluminum dual sided equestrian windows in various exterior finishes. Window interiors are white. • Standing seam five foot aluminum awnings. • Cupola and weatherstone (per elevation). • Designer exterior lighting. • Managers front door, designer lockset with decorative thumb turn handle set & doorknob. • Poly Stone French entrance doors. • Six inch round black gutters and downspouts. • Hip roof and gables standard.	Interior Architectural Detailing Our expert and impressive interior details - 10' main level ceiling, 2" extra wide plank wood flooring, and transoms into package in choice of traditional or craftsman style. • 10' main level, 9' upper level, 9' basement. Volume ceiling in primary suites, 12' x 12' in. ceiling in family room and kitchen. Mosaics 8' interior doors on main level. 6' interior doors in second level. • Recessed includes standard circular stair in foyer. • 40" gas fireplace in family room with floor-to-ceiling stone and 5 piece solid stone hearth. • Custom ceiling in family room including 8' recessed lights and center light fixture. • 2" wide plank "honey" engineered hardwood on first floor and second level hallway. Upgraded carpet and pad in second floor bedrooms. • Oak trunks with painted risers, solid oak handrail, up-turned balusters, and metal pins on main staircase. Oak trunks with painted risers on basement stairs. • Laundry room includes Timberlake Barnett upper and lower cabinets, Acacia White quartz countertop, stainless steel sink, heater, and ceramic tile floor. • Architectural feature windows in primary suite and bath. • Choice of Adams or Craftsman trim package. Windows & door casings, 4" base, 5.5" crown molding in foyer, art gallery, library, & powder room. Chair rail, 3 piece crown molding & crown molding in dining room. • Designer lighting. • Organizational center in mudroom.	Bathrooms Bathrooms in a modern home should be luxurious. Our baths include Acacia White quartz tops, Kohler plumbing fixtures, Transoms glass showers, and freestanding glass tubs in the primary bath. • Deluxe primary bath with Acacia White quartz countertop and Kohler polished chrome fixtures. Oversized shower with polished chrome Transoms glass door, 12' x 12' Stone White ceramic tile floor, 12' x 12' Stone White ceramic tile and stone shower floor, dual double shower heads, single shampoo niche, and shower seat. Transoms 10" wide through acrylic double-slipper glass tub with Kohler polished chrome faucet, Certified Energy Star. Top of tub and ceiling and recessed lighting. Shower waterproofing stand drain system with 2" main vent. • Primary bath includes Timberlake painted vanities with choice of hardware and framed mirrors over each vanity. • Secondary baths include Timberlake painted vanities with choice of hardware and mirrors. • Acacia White quartz countertops in all full baths. • Secondary baths include elongated comfort height Kohler® commodes, upgraded ceramic tiles, Kohler polished chrome plumbing fixtures, and 4" x 4" white ceramic tile in secondary baths. • Powder room includes Kohler® ceramic pedestal sink and matching comfort height commode, framed mirror, and hardwood floor.	Designer Kitchen Our farmhouse kitchen suit up to 30 guests and can accommodate a very large gathering of friends. Farmhouse kitchens include beam ceiling, 18" window wall, and GE Monogram appliances. • GE Monogram appliance package including: • G.E. 36" 4 burner gas cooktop (GDT27525100) • G.E. 36" double wall oven with convection (GDT27525100) • G.E. 36" double wall oven by side refrigerator (GDT27525100) • G.E. 36" double wall oven by side refrigerator (GDT27525100) • G.E. 36" double wall oven by side refrigerator (GDT27525100) • G.E. 36" double wall oven by side refrigerator (GDT27525100) • Timberlake painted cabinets in choice of stone and hardware, with stone doors, crown molding, light rail, and painted wood stool with brown. Granite cabinets on back of island with stone and granite. • Stainless steel farm sink with Kohler® Activaflow silent drainages over faucet. • Acacia White quartz countertops. • 12 recessed lights, 3 bead pendant lights and breakfast nook chandelier. • Walk-in pantry with wood shelving. • Painted wood beams in kitchen ceiling.

Full Baths	4
Half Baths	1
Square Footage	5,200
Acres	11.91
Type	Residential
Sub-Type	Detached
Style	Transitional, Traditional, Colonial, French
Status	Active

Community Information

Address	Christmas Tree Lane
Subdivision	UNISON
City	Round Hill
County	LOUDOUN-VA
State	VA
Zip Code	20141

Amenities

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

Interior

Heating	Heat Pump(s)
Cooling	Heat Pump(s)
Has Basement	Yes
Basement	Unfinished, Rough Bath Plumb
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Exterior	HardiPlank
Foundation	Permanent

School Information

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

Additional Information

Date Listed	September 20th, 2024
Days on Market	305
Zoning	AR2

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 Northrop Realty participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Northrop Realty . 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 November 19th, 2025 at 7:45am EST