

\$499,990 - 23640 Bolton Crescent Ter #13-204, Ashburn

MLS® #VALO2109336

\$499,990

2 Bedroom, 2.00 Bathroom, 1,431 sqft

Residential on 0.00 Acres

BIRCHWOOD AT BRAMBLETON, Ashburn, VA

Step into luxury and accessibility with the YORK (ANSI) floorplan. This brand-new ACCESSIBLE ACTIVE ADULT (55+) CONDOMINIUM is ready to move in. This unit by Van Metre Homes at BIRCHWOOD provides luxury living at its finest! This stunning condominium boasts 1,431 finished square feet of masterfully crafted space with 2 bedrooms and 2 full bathrooms all on one level with lofty 9-foot ceilings. As you enter, be greeted by the warmth of natural light and sparkle from luxury vinyl plank flooring, connecting and highlighting the stylish open floor plan of this spacious abode. Relish in the home's large living room, comfortable dining room, and a showpiece premier kitchen, where upgraded cabinets, quartz countertops, tile backsplash, and stainless-steel appliances elevate the culinary experience. Need some fresh air? Step onto your personal balcony to prepare for the day ahead or unwind from its adventures. Your private oasis awaits in the impressive primary suite, complete with a generous walk-in closet and a luxurious 4-piece bathroom featuring double sinks and a large frameless shower enclosure with a built-in seat – the epitome of relaxation and comfort. This impeccable condo offers an additional bedroom and full bathroom to accommodate your needs and lifestyle. Accessibility is paramount, with a roll-in shower and grab bars conveniently located in the unit's hall bath, meeting ANSI accessibility



standards for enhanced comfort and independence. Washer and dryer included! Additionally, this residence includes a 1-car garage with electric car charging capabilities, providing both security and convenience for your vehicle. 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! Elevate your living experience with the YORK (ANSI) floorplan with unparalleled elegance and accessibility. Schedule your appointment today! ----- Located in Northern Virginia, Birchwood at Brambleton is an Active Adult (55+) community that offers one-level condominiums and spacious single-family homes. Residents benefit from its close proximity to Brambleton's restaurants, shopping, movies, and community events. The community boasts top-notch award-winning amenities like indoor and outdoor pools, bocce and pickleball courts, a fishing pond, and a golf simulator. Additionally, Birchwood at Brambleton's convenient location places it just minutes away from 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. 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 (within the 1 Mile Buffer). Due to its proximity to Dulles International Airport, this site is subject to aircraft overflights and aircraft noise. For details, please consult the Community Experience Team.

Built in 2025

Essential Information

MLS® #	VALO2109336
Price	\$499,990
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,431
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Garden 1 - 4 Floors
Style	Condo/Unit
Status	Active

Community Information

Address	23640 Bolton Crescent Ter #13-204
Subdivision	BIRCHWOOD AT BRAMBLETON
City	Ashburn
County	LOUDOUN-VA
State	VA
Zip Code	20148
Senior Community	Yes

Amenities

Amenities	Pantry, Master Bath(s), Recessed Lighting, Sprinkler System, Stall Shower, Upgraded Countertops, Walk-in Closet(s), Entry Lvl BR
# of Garages	1
Garages	Garage - Rear Entry
Has Pool	Yes
HOA Amenities	Cable, Club House, Pool-Indoor, Pool-Outdoor, Common Grounds, Jog/walk Path, Lake, Elevator, Fitness Center, Pier/Dock, Retirement Community, Tot Lots/Plygrd, Bike Trail

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Energy Star Appliances, Exhaust Fan, Icemaker, Refrigerator, Stainless Steel Appliances, Built-In Microwave, Water Heater, Oven/Range-Gas, Washer, Dryer
Heating	90% Forced Air
Cooling	Central A/C

# of Stories	1
Stories	1 Story

Exterior

Exterior	Combination, Vinyl Siding, Brick and Siding
Exterior Features	Balcony
Windows	Low-E, Screens, Insulated, Energy Efficient, Vinyl Clad
Roof	Architectural Shingle

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 18th, 2025
Days on Market	12
Zoning	RESIDENTIAL

Listing Details

Listing Office	Redfin Corporation
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Listing information last updated on October 29th, 2025 at 4:45am EDT