

# *The LOUDOUN Newsletter*

Your Real Estate News and Research Resource Since 1985

Volume 34, Number 19 • October 7, 2019

## Planning Commission Recommends Approval for Residential Rezoning at Goose Creek Village

A proposal for a walkable residential neighborhood on a Goose Creek Village site planned for office uses received the greenlight this month, with the planning commission voting unanimously to recommend approval for 232 “two-over-two” stacked units and 50 apartments in a five-story building next to an existing commercial center in Ashburn.

“This is needed housing, desperately needed housing,” Commission Chair Fred Jennings (Ashburn) said at the September 24<sup>th</sup> hearing, citing the 18 on-site affordable dwelling units and “appropriately-sized” apartments as “what we have argued for” in terms of adding diversity of housing product to the county.

The original Goose Creek Village approval in 2003 permitted up to a million-square feet of office space, 199,000-square feet of commercial/retail, and more than 560 residential units. To date, the McKelvey family, which has owned the property since 1956, has developed the townhouse/two-over-two community of Goose Creek Village North across Sycolin Road, as well Century Corner, which was rezoned in 2016 and includes a self-storage facility, child care center, two churches, and a 230-unit apartment building (The Heights at Goose Creek).

With the suburban-style office market showing no signs of return, the applicant is requesting to rezone (from PD-OP to R-24) the 13.9-acre subject site at the northeast corner of Dulles Greenway and Sycolin Road to allow for residential use. Conceptual drawings presented at the September hearing show the four-story banks of stacked flats arranged on a new internal road network, with primary access from Sycolin Road and four interparcel connections between the new residential neighborhood and the Century Corner development to the north. The plan also includes a 4,000-square foot clubhouse and pool sited near the planned amphitheater, with open space spread across the subject site.



**Goose Creek Village East; Concept Plan**

Source: ZMAP 2018-0016 Staff Report (9/24/19)

At the request of housing staff, the applicant added the 50-unit apartment building (proffered with only studio/one-bedroom units) nearest the self-storage building, which will expand the housing offers to “entry-level residents of the county that are looking for housing, and possibly move-down elderly,” according to Packie Crown, a principal with Bowman Consulting. The applicant has also voluntarily proffered 18 on-site affordable units both in the apartment building and the stacked flats, creating “a mix of units and a mix of product sizes that we believe really do help to address the county’s needs,” according to Crown.

In addition to the rezoning (ZMAP-2018-0016), the applicant is also requesting a zoning concept plan amendment to revise the Goose Creek Village North proffers and conceptual development plan to include a regional road contribution (\$2,200 per market rate unit) and an amended trigger for the Belmont Road improvements (from 100<sup>th</sup> unit to 50<sup>th</sup> unit).

Virginia Newsletters, LLC # [www.virginianewsletters.com](http://www.virginianewsletters.com)

Circulation and News: 703-450-5085 (Phone), 703-450-0185 (fax) [gina@virginianewsletters.com](mailto:gina@virginianewsletters.com)

©2019 Virginia Newsletters LLC All Rights Reserved

The information contained in this document is for general information purposes only. While Virginia Newsletters, LLC endeavors to provide accurate and up-to-date information, we make no representations or warranties of any kind, expressed or implied, about the completeness, accuracy, or reliability with respect to the information provided herein.

## The LOUDOUN Newsletter

The applicant is also requesting zoning modifications for relief from setback, buffer, height (45 feet to 65 feet), and active recreation space requirements.



**Goose Creek Village East; Site Map**

Source: ZMAP 2018-0016 Staff Report (9/24/19)

The Suburban Policy Area site is designated as a suburban mixed-use place type, the use mix of which calls for 60-percent residential, 35-percent non-residential, and 5-percent public/civic. While the applicant's residential-only plan does not meet those criteria, county staff pointed out that the plan "provides some leeway," noting that the property's location within an existing mixed-use development with significant commercial and retail offerings in walking distance meets the "spirit" of the place type.

Commissioners' response to the proposed development was positive—the only negative comment came from Catoclin Commissioner Eugene Scheel, who found the apartment building "unappealing"—with high praise for the housing type mix, transportation proffers, and aesthetics of previous Goose Creek residential development.

"I think [the proffer package] far exceeds what we would normally see or expect from an additional 282 residential units," said Broad Run Commissioner Cliff Keirce.

"Combining all these things up, it changed my mind from being kind of against it, to very supportive of it," he continued.

## Commission Seeks Design Guideline Commitments for Project NOVA Site

Sentinel Data Centers' request for up to 605,000-square feet of data center uses and setback reductions for the larger Project NOVA site hit an impasse at the September planning commission hearing, with the applicant at odds with county staff over proffered design guideline language.

The commission came down on the side of county staff, recommending approval of both the rezoning and zoning modification requests with the condition that enhanced design guidelines apply for any future buildings that are visible from a public road.

"I don't believe that architectural design standards are a tough putt," Commissioner Jim Sisley (At-Large) said at the September 24<sup>th</sup> public hearing.

"You are asking us for a legislative consideration for setback reductions—and it only makes sense for the county to ask you for design standards," he continued.



**Project NOVA; ZMAP Site Map**

Source: ZMAP 2019-0002 Staff Report (9/24/19)

The rezoning request (ZMAP-2019-0002) applies to a 23-acre portion of the 260-acre Project NOVA site along the Dulles Greenway south of Loudoun County Parkway, which is zoned for PD-OP uses up to 0.4 FAR. The applicant is requesting to permit data center development up to 0.6 FAR, as well as to retain the option for approved PD-OP use development at the matter-of-right density. The latest proffer package includes \$2.485 million for the construction of Shellhorn Road (or a cash in-lieu contribution), the dedication of Lockridge Road at no public cost, and design guidelines for data centers that the applicant modeled on recent county approvals.



## The LOUDOUN Newsletter

The purpose of the ZMAP, according to the applicant's attorney Jonathan Rak (McGuireWoods LLP), is to remove the site-specific proffers and CDP associated with the property and replace them with proffers that better align with Sentinel's business model, which is to provide custom build-to-suit data centers designed to each customer's specific requirements.

County staff recommended approval of the ZMAP request, with the condition that the enhanced design guideline proffers apply to all future buildings on the site, since the applicant is requesting to retain flexibility to develop other permitted uses.

While the future use of the 23-acre rezoning site is "likely a data center," according to the Rak, the applicant stated it would prefer to leave open the option of office development should the market emerge. The applicant added that it might also pursue retail development (which would require special exception approval) for smaller remnant parcels, uses that would be a poor fit for design standards crafted for data centers.

"How would you apply those design conditions to a Chick-Fil-A?" asked Rak.

"If there are other uses that are permitted within the PD-OP that really are not of the same nature, we would like to be able to do that without having to match these data center conditions," he explained.

The applicant is also requesting a concurrent zoning modification (ZMOD-2019-0004) for the larger 260-acre parent site, requesting reduced building and parking setbacks from the Dulles Greenway and future interior roads. County staff is also recommending approval, again with the condition that the enhanced design guidelines apply to any building on site that is visible from a public road.

When pressed by the commission, the applicant was unwilling to commit to the broader design guideline condition to the entire 260-acre site—which is already zoned PD-OP with no proffered design guidelines or CDP—citing its need for flexibility based on its build-to-suit development model. The setback reduction, the applicant told the board, would only be needed in case the final alignments of the future roads through the site "meander" from that proposed today.

"If we were going to reduce the setback on one of these land bays, we would honor [the design guidelines] there; and if we did not on the others, we would not honor it there," explained Sentinel's vice president David Fiedler.



**Project NOVA; ZMOD Site Map**

Source: ZMOD 2019-0004 Staff Report (9/24/19)

The commission was unmoved by the applicant's argument, voting unanimously to recommend approval of both applications subject to the county staff's condition that the enhanced design guidelines be applied to any building—not just data center uses.

The applicant, staff pointed out, is free to argue its case for its preferred conditions at the board of supervisors hearing in October. However, Commissioner Sisley warned that might be a tough sell, given the public's "growing disdain" for how data centers are designed.

"The architectural expression of data centers seems to bother a lot of people," he said. "So if you think this commission is pretty robust in its discussion of architectural design and guidelines...wait until you get in front of people that are running for election on November 6."

The two cases will be heard at the October 10<sup>th</sup> board of supervisors meeting.

### **Peterson Companies' Condo Infill Development Heads to Work Session**

The Peterson Companies presented plans for 224 condominium units on an excess open space parcel near the future Ashburn Metrorail station to a receptive planning commission, which forwarded the infill project to an October work session to finalize the proposed pedestrian network that will connect the site to the Metro.

## The LOUDOUN Newsletter

“I find this a very fascinating project,” said Broad Run Commissioner Cliff Keirce at the September 24<sup>th</sup> public hearing. “But I think there are still some things here that need to be worked out.”



**Ashburn Station/Regency; Axonometric Rendering**  
Source: ZMAP 2018-0010 CDP

The 10.4-acre subject site, currently designated as an open space parcel for the adjacent Regency neighborhood, sits at the southwest corner of Ashburn Village Boulevard and Waxpool Road, approximately a half-mile north of the future Ashburn Metro station. The vacant parcel is within the Urban Policy Area and is designated as an urban mixed-use place type under the new comprehensive plan.



**Ashburn Station/Regency; Axonometric Rendering**  
Source: ZMAP 2018-0010 Staff Report (9/24/19)

Conceptual development plan drawings show 48 traditional condominiums in three multi-family buildings framing a new public park at the prominent Ashburn Village Boulevard/Waxpool intersection, with the 176 stacked condo flats

arranged around a new internal network with primary access off Ashburn Village Road. The diverse housing mix—intended to “provide that missing middle housing type that would be able to attract young professionals and the move-down buyer,” according to the applicant’s attorney Andrew Painter (Walsh Colucci Lubeley & Walsh PC)—also includes 11 affordable dwelling units and three affordable market purchase program units.

“We think this goes a long way to fulfilling the vision the county just adopted,” Painter remarked.

Discussion at the planning commission was largely constructive, with commissioners focusing much of their questioning on ensuring that the proposed mid-block Ashburn Boulevard crossing and the larger Metro connection trail will function as intended. The work session, Keirce explained, will allow staff time to consider a proposed pedestrian bridge option over Ashburn Village Boulevard—a last minute draft proffer submitted by the applicant—as well as determine the viability and long-term maintenance plan for the off-site trail.



**Ashburn Station/Regency; Axonometric Rendering**  
Source: ZMAP 2018-0010 CDP

“I see this as a very walkable community to Metro, provided we give them a way to walk there,” said Keirce.

The complex entitlement package—which includes a road abandonment, a request for inclusion in the Metrorail tax district, and an open space easement vacation—comes with an agreement by the applicant to provide a number of off-site contributions, including a 56-acre park donation near the Commonwealth Center, a \$2 million allocation toward a pedestrian bridge, and a 15-acre open space easement.

Proffered items include the aforementioned affordable housing provision, a roughly \$4.9 million capital facilities contribution, and the ten-foot-wide, off-site Metro connection path, which will run along a future easement within the Regency neighborhood.

A work session is planned for October 10<sup>th</sup>.



**Building Permits of Interest Issued  
September 3 through 13, 2019  
Residential**

***New Single Family Detached***

**Antoine and Emile Vivian Salame**, 41520 Arlington Oaks Drive, Aldie, VA 20105; for 1 \$500,000 SFD (6,037 sq. ft.) at 23539 Sally Mill Road, tax map /88/////11H1/, PIN# 468-18-7895 (contractor: Stanley Martin Companies Inc.);

**Barnabas Schwanke**, 40906 Meadow Vista Place, Lovettsville, VA 20180; for 1 \$275,000 SFD (3,355 sq. ft.) at 20565 Oatlands Keep Lane, tax map /59////////23A, PIN# 316-37-3027 (contractor: Owner);

**Calatlantic Group Inc.**, 14280 Park Meadow Drive, Suite 108, Chantilly, VA 20151; for 1 \$250,000 SFD (4,519 sq. ft.) at 26592 Ordessie Drive, Lambert Property, tax map 106/H/1///36/, PIN# 168-29-7238 (contractor: Calatlantic Group Inc.);

**Carrington Builders at Snickersville**, 19415 Deerfield Avenue, Suite 203, Leesburg, VA 20176; for 1 \$175,000 SFD (3,536 sq. ft.) at 19150 Skyfield Ridge Place, Black Oak Creek, tax map /43/C/1///16/, PIN# 588-19-3611 (contractor: Carrington Builders LC);

**Creekside Land LLC**, 5283 Corporate Drive, Suite 300, Frederick, MD 21703; for 4 \$150,000 SFD (1@2,114 sq. ft. and 3@2,423 sq. ft.) at 17178, 17186, 17190, and 17202 Creekside Green Place, Creekside at Round Hill, tax map /34/G/5///27/, /34/G/5///29/, /34/G/5///30/, and /34/G/5///33/, PIN# 554-15-1477, 554-15-1685, 554-15-2499, and 555-45-0957 (contractor: NVR Inc.);

**Creekside Land LLC**, 5283 Corporate Drive, Suite 300, Frederick, MD 21703; for 3 \$150,000 SFD (1@1,866 sq. ft., 1@1,883 sq. ft., and 1@2,423 sq. ft.) at 17174, 17175, and 17182 Creekside Green Place, Creekside at Round Hill, tax map /34/G/5///25/, /34/G/5///26/, and /34/G/5///28/, PIN# 554-15-0910, 554-15-2092, and 554-15-2208 (contractor: NVR Inc.);

**Creekside Land LLC**, 5283 Corporate Drive, Suite 300, Frederick, MD 21703; for 1 \$150,000 SFD (2,184 sq. ft.) at 35771 Cody Farm Drive, Creekside at Round Hill, tax map /34/G/5///83/, PIN# 583-10-9684 (contractor: NVR Inc.);

**Jeremy and Julie Huffman**, 1304 Moore Place SW, Leesburg, VA 20175; for 1 \$400,000 SFD (3,423 sq. ft.) at 39377 Crooked Bridge Lane, Greenlea, tax map /75/B/1///3/, PIN# 355-25-8847 (contractor: Stanley Martin Custom Homes LLC);

**Mid-Atlantic Developers - Falconaire**, 11611 Old Georgetown Road, Second Floor, Rockville, MD 20852;

for 1 \$350,000 SFD (3,211 sq. ft.) at 14641 Sparrow Hawk Court, Falconaire, tax map /20//33///17/, PIN# 138-26-2611 (contractor: Mid-Atlantic Builders of Virginia);

**NVR Inc.**, 3926 Pender Drive, Suite 200, Fairfax, VA 22030; for 1 \$150,000 SFD (3,549 sq. ft.) at 40726 Willow Walk Court, The Greens South at Willowsford, tax map 105/F24///41/, PIN# 289-46-1860 (contractor: NVR Inc.);

**Timothy Gardiner**, 42885 Waxpool Road, Ashburn, VA 20148; for 1 \$150,000 SFD (1,872 sq. ft.) at 41733 Stumpton Road, Jenkins Division, tax map /29///6///3/, PIN# 222-18-8217 (contractor: Valley Custom Homes);

**Toll VA VILP**, 19775 Belmont Executive Plaza, Ashburn, VA 20147; for 2 \$250,000 SFD (1@3,106 sq. ft. and 1@3,474 sq. ft.) at 41354 and 41374 Tarragon Leaf Drive, Lenah Mill, tax map 100/V/6//9010/ and 100/V/6//9014/, PIN# 248-26-5921 and 248-26-8403 (contractor: Toll Brothers Inc.);

**Toll VA VILP**, 19775 Belmont Executive Plaza, Ashburn, VA 20147; for 1 \$250,000 SFD (3,084 sq. ft.) at 24932 Lenah Crossing Drive, Lenah Mill, tax map 100/V/6//9097/, PIN# 248-37-1086 (contractor: Toll Brothers Inc.);

**Toll VA VILP**, 19775 Belmont Executive Plaza, Ashburn, VA 20147; for 1 \$250,000 SFD (4,679 sq. ft.) at 24614 Virginia Dogwood Place, Lenah Mill, tax map 100/V/5//6075/, PIN# 247-26-1810 (contractor: Toll Brothers Inc.);

**Toll VA VILP**, 19775 Belmont Executive Plaza, Ashburn, VA 20147; for 1 \$250,000 SFD (3,084 sq. ft.) at 24976 Striped Maple Drive, Lenah Mill, tax map 100/V/6//9096/, PIN# 248-37-2002 (contractor: Toll Brothers Inc.);

**US Home Corporation**, 14280 Park Meadow Drive, Suite 108, Chantilly, VA 20151; for 1 \$350,000 SFD (3,842 sq. ft.) at 23614 Shetland Court, tax map /90/C/1///31/, PIN# 285-47-5458 (contractor: US Home Corporation);

**Van Metre Homes at Brambleton IV**, 9900 Main Street, Suite 500, Fairfax, VA 22031; for 1 \$250,000 SFD (2,691 sq. ft.) at 42850 Beaver Crossing Square, Brambleton Active Adult Community, tax map /92/M/3//6080/, PIN# 160-19-5117 (contractor: Virginia Residential Construction);

**Van Metre Homes at Whitman Farm**, 9900 Main Street, Suite 500, Fairfax, VA 22031; for 1 \$250,000 SFD (2,901 sq. ft.) at 25559 Woodbine Farm Drive, Whitman Property North, tax map 106/L/1///20/, PIN# 206-19-2585 (contractor: Virginia Residential Construction);

**William Schaefer III Et Ux**, 20974 Highland Creek Drive, Leesburg, VA 20175; for 1 \$300,000 SFD (5,499 sq. ft.) at 38085 Forest Mills Road, Bellows Division, tax map

## The LOUDOUN Newsletter

/45//50///B1/, PIN# 457-30-0111 (contractor: Fairhaven Homes LLC);

**Willowsford Operations LLC**, 44095 Pipeline Plaza, Suite 140, Ashburn, VA 20147; for 1 \$150,000 SFD (3,242 sq. ft.) at 23379 Bigbud Hickory Lane, The Grant at Willowsford, tax map /91/D8C///38/, PIN# 323-30-8893 (contractor: NVR Inc.);

**Willowsford Operations LLC**, 44095 Pipeline Plaza, Suite 140, Ashburn, VA 20147; for 1 \$150,000 SFD (3,549 sq. ft.) at 40768 Maple Valley Court, The Greens South at Willowsford, tax map 105/F24///35/, PIN# 289-46-7527 (contractor: NVR Inc.);

**Willowsford Operations LLC**, 44095 Pipeline Plaza, Suite 140, Ashburn, VA 20147; for 1 \$150,000 SFD (2,768 sq. ft.) at 23391 Mockernut Lane, The Grant at Willowsford, tax map /91/D8C///23/, PIN# 284-35-5583 (contractor: NVR Inc.);

**Winchester Homes Inc.**, 12435 Park Potomac Avenue, #600, Potomac, MD 20854; for 2 \$300,000 SFD (2@3,094 sq. ft.) at 22958 and 22966 Shooting Star Place, Brambleton Land Bay 1B, tax map /92/D52//3958/ and /92/D52//3994/, PIN# 200-37-5018 and 200-37-5328 (contractor: Winchester Homes Inc.);

**Winchester Homes Inc.**, 12435 Park Potomac Avenue, #600, Potomac, MD 20854; for 1 \$300,000 SFD (3,877 sq. ft.) at 41050 Quinn Meadow Court, The Grant at Willowsford, tax map /91/D6B///29/, PIN# 284-39-9789 (contractor: Winchester Homes Inc.);

**Woodlands Neighborhoods LLC**, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 2 \$159,000 SFD (1@4,023 sq. ft. and 1@4,339 sq. ft.) at 40679 and 40683 Hazel Place, McIntosh Farms, tax map /99/J/2///78/ and /99/J/2///79/, PIN# 288-46-3131 and 288-46-3223 (contractor: Stanley Martin Companies Inc.).

### ***New Single Family Attached***

**Arcola Residential Development LLC**, 44715 Brimfield Drive, Suite 210, Ashburn, VA 20147; for 7 \$98,000 TH (1@1,440 sq. ft., 1@1,970 sq. ft., 1@2,007 sq. ft., 1@2,213 sq. ft., 1@2,144 sq. ft., 1@2,536 sq. ft., and 1@2,538 sq. ft.) at 42628, 42630, 42632, 42634, 42636, 42638, and 42640 Smokey Embers Terrace, Arcola Center Main Street, tax map 101/K/2///69/, 101/K/2///70/, 101/K/2///71/, 101/K/2///72/, 101/K/2///73/, 101/K/2///74/, and 101/K/2///75/, PIN# 163-27-2937, 163-27-3136, 163-27-3335, 163-27-3535, 163-27-3634, 163-27-3833, and 163-27-4032 (contractor: NVR Inc.);

**Atapco Moorefield Residential LLC**, 1 South Street, Suite 2800, Baltimore, MD 21202; for 4 \$98,000 TH (1@2,685 sq. ft., 1@2,922 sq. ft., 1@3,470 sq. ft., and 1@3,697 sq. ft.) at 22283, 22285, 22287, and 22289

Cornerstone Crossing Terrace, Westmoore at Moorefield, tax map /93/D/3///488/, /93/D/3///489/, /93/D/3///490/, and /93/D/3///491/, PIN# 120-19-8675, 120-29-8678, 120-29-8680, and 120-29-8682 (contractor: NVR Inc.);

**Calatlantic Group Inc.**, 14280 Park Meadow Drive, Suite 108, Chantilly, VA 20151; for 13 \$150,000 TH (6@2,049 sq. ft. and 7@2,225 sq. ft.) at 43057, 43059, 43061, 43062, 43063, 43064, 43065, 43066, 43067, 43068, 43069, 43070, and 43072 Pony Truck Terrace, Ashburn Overlook, tax map /61/F/1///29/, /61/F/1///30/, /61/F/1///31/, /61/F/1///32/, /61/F/1///33/, /61/F/1///34/, /61/F/1///35/, /61/F/1///36/, /61/F/1///37/, /61/F/1///38/, /61/F/1///39/, /61/F/1///40/, and /61/F/1///41/, PIN# 115-35-5469, 115-35-5668, 115-35-5867, 115-35-6066, 115-35-6266, 115-35-6565, 115-35-6764, 115-35-6777, 115-35-6976, 115-35-7176, 115-35-7375, 115-35-7574, and 115-45-6478 (contractor: Calatlantic Group Inc.);

**Calatlantic Group Inc.**, 14280 Park Meadow Drive, Suite 108, Chantilly, VA 20151; for 12 \$150,000 TH (5@2,049 sq. ft., 2@2,124 sq. ft., and 5@2,225 sq. ft.) at 20061, 20063, 20065, 20067, 20069, 20071, 20108, 20110, 20112, 20114, 20116, and 20118 Old Line Terrace, Ashburn Overlook, tax map /61/F/1///23/, /61/F/1///24/, /61/F/1///25/, /61/F/1///26/, /61/F/1///27/, /61/F/1///28/, /61/F/1///66/, /61/F/1///67/, /61/F/1///68/, /61/F/1///69/, /61/F/1///70/, and /61/F/1///71/, PIN# 115-35-4851, 115-35-4854, 115-35-4956, 115-35-5058, 115-35-5160, 115-35-5262, 115-45-5506, 115-45-5509, 115-45-5611, 115-45-5713, 115-45-5715, and 115-45-5817 (contractor: Calatlantic Group Inc.);

**Creighton Road LLC**, 42395 Ryan Road, Suite 301, Brambleton, VA 20148; for 1 \$200,000 TH (2,441 sq. ft.) at 42766 Threadfin Terrace, Brambleton Active Adult Community, tax map /92/M/5//6365/, PIN# 161-48-6471 (contractor: Miller and Smith Homes Inc.);

**Dream Finders Homes LLC**, 14701 Philips Highway, Suite 300, Jacksonville, FL 32256; for 7 \$175,000 TH (3@3,029 sq. ft. and 4@3,463 sq. ft.) at 19272, 19274, 19276, 19278, 19280, 19282, and 19284 Brookwater Terrace, Goose Creek Club, tax map /49/N/1///34/, /49/N/1///35/, /49/N/1///36/, /49/N/1///37/, /49/N/1///38/, /49/N/1///39/, and /49/N/1///40/, PIN# 113-45-2684, 113-45-2686, 113-45-2789, 113-45-2791, 113-45-2794, 113-45-2796, and 113-45-2899 (contractor: Dream Finders Homes LLC);

**Van Metre Homes at Brambleton II**, 9900 Main Street, Suite 500, Fairfax, VA 22031; for 4 \$150,000 TH (2@2,783 sq. ft. and 2@2,810 sq. ft.) at 23046, 23048, 23050, and 23052 Lavallette Square, Brambleton Town Center, tax map /92/L/1//5660/, /92/L/1//5661/, /92/L/1//5662/, and /92/L/1//5663/, PIN# 200-20-2317,

## The LOUDOUN Newsletter

200-20-2319, 200-20-2321, and 200-20-2323 (contractor: Virginia Residential Construction)

### **New Condominiums**

**US Home Corporation**, 14280 Park Meadow Drive, Suite 108, Chantilly, VA 20151; for 12 \$120,000 resid. condo (2@1,451 sq. ft., 1@1,459 sq. ft., 1@1,467, 1@1,614, 1@1,623, 3@2,383, 1@2,391 sq. ft., 1@2,579 sq. ft., and 1@2,588 sq. ft.), building D8 / unit 8 at 45122 Admiral Drive, Kincora Land Bay, tax map /80/Q/1//ALWL/, PIN# 040-18-4568 (contractor: US Home Corporation).

### **Residential Totals**

New Single Family Detached: 33  
New Single Family Attached: 48  
New Residential Condominiums: 12

### **Commercial**

**Brambleton Town Center Associates**, 8405 Greensboro Drive, Suite 830, McLean, VA 22102; for 1 \$2,350,000, interior renovation at 22875 Brambleton Plaza, Brambleton Town Center, tax map /92/D22///Q-C/, PIN# 200-40-4201 (contractor: Bailey Construction and Consulting);

**Chelsea GCA Realty Partnership LP**, P.O. Box 6120, Indianapolis, IN 46206; for 1 \$143,329 (6,065 sq. ft.), tenant fit up at 241 Fort Evans Road NE, Chelsea Division, tax map /49//27/////5/, PIN# 189-49-6489 (contractor: Owner);

**DC 8 9 10 DE LLC**, 6711 Columbia Gateway Drive, Suite 300, Columbia, MD 21046; for 1 \$538,700, cable tray support at 21271 Smith Switch Road, Ashburn Village, tax map /62/H14///S69/, PIN# 060-48-5060 (contractor: Absolute Contracting Services);

**Dulles North Five Corporation**, 7501 Wisconsin Avenue, Suite 1500, Bethesda, MD 20814; for 1 \$106,000, shell restoration at 22451 Shaw Road, Parcel 44 Dulles North, tax map /94/////44/, PIN# 045-30-5485 (contractor: Compu Dynamics LLC);

**Heights LLC**, 21001 Sycolin Road, Suite 340, Ashburn, VA 20147; for 1 \$45,855 (3,867 sq. ft.), tenant fit up at 21035 Sycolin Road, Century Corner Land, tax map /78/S/1CM/PH2/, PIN# 153-18-8179 (contractor: Owner);

**JDC Dulles Parkway LLC**, 1760 Reston Parkway, Suite 210, Reston, VA 20190; for 1 \$30,000 (2,367 sq. ft.), tenant fit up at 22430 Flagstaff Plaza, BPG Hotel XV, tax

map /93//17CM/PHR/, PIN# 090-48-4954 (contractor: Liberty Group LLC);

**Loudoun Hospital Center**, 8110 Gatehouse Road, Suite 200E, Falls Church, VA 22042; for 1 \$92,200 (2,312 sq. ft.), tenant fit up at 224A Cornwall Street NW, tax map /48/A//6//1A, PIN# 230-17-0159 (contractor: Utica Contracting Inc.);

**Main Street Station LLC**, 1 South Street, Suite 2800, Baltimore, MD 21202; for 1 \$550,000 (2,647 sq. ft.), tenant fit up at 1000 Main Street East, tax map /36/////36/, PIN# 453-26-0583 (contractor: Vericon Construction Company LLC);

**Merritt-AB4 LLC**, 2066 Lord Baltimore Drive, Baltimore, MD 21244; for 1 \$27,400 (5,323 sq. ft.), tenant fit up at 20098 Ashbrook Place, #155, Ashbrook, tax map /62/G/1/////4/, PIN# 057-47-2346 (contractor: Merritt Properties);

**Pebble Run Withholdings LLC**, 42702 Dulles Trade Court, Sterling, VA 20166; for 1 \$2,412,000 (33,550 sq. ft.), new warehouse building at 42702 Dulles Trade Court, Dulles Trade Center West, tax map 101//7//18B/, PIN# 162-47-7912 (contractor: Merritt Properties);

**Purcellville Shopping Center LLC**, 6031 Leesburg Pike, Baileys Crossroads, VA 22041; for 1 \$100,000 (36,904 sq. ft.), future tenant fit up at 609 Main Street East, Town of Purcellville, tax map /35A2/3/6//7/, PIN# 488-39-9856 (contractor: Ancora Construction Group Inc.);

**RP 19775 Belmont Land LLC**, 13650 Dulles Technology Drive, Suite 25, Herndon, VA 20171; for 1 \$50,000 (4,102 sq. ft.), tenant fit up at 19775 Belmont Executive Plaza, #420, Belmont Commercial, tax map /62/Z/1CM/PH2/, PIN# 083-36-4817 (contractor: Owner);

**RPAI Ashburn Loudoun LLC**, 2021 Spring Road, Suite 200, Oak Brook, IL 60523; for 1 \$173,089 (5,181 sq. ft.), tenant fit up at 20522 Easthampton Plaza, Downtown One Loudoun, tax map /63//9//9A4/, PIN# 057-19-8211 (contractor: HBW Properties Inc.);

**Ridgetop Corporate II LLC**, 2560 Lord Baltimore Drive, Baltimore, MD 21244; for 1 \$102,568 (8,673 sq. ft.), tenant fit up at 21670 Ridgetop Circle, #120, Loudoun Tech Center, tax map /81//8//B/, PIN# 030-30-4784 (contractor: Owner);

**SRB Enterprises LLC**, 7904 Woodmont Avenue, Floor 2, Bethesda, MD 20814; for 2 \$100,000 (1@584 sq. ft. and 1@5,027 sq. ft.), future tenant fit up at 711A Main Street East, tax map /36/////23/, PIN# 488-30-6864 (contractor: Maggin Construction Company).



## Real Estate Transactions of Interest September 16 through 20, 2019

### Commercial/Land

**Dulles TC H-1 LLC**, to Shahram Ghaffarkhan, 11990 Market Street, Unit 501, Reston, VA 20190; sale on 09/16/19 of Condo Unit(s) 170, Dulles Trade Center I Building H1 Condominium, 0.00 acres, improved, comm. condo, zoned PDGI, at 23430 Rock Haven Way, Unit 170, Sterling, VA, 20166, Dulles District, assessed in 2019 for \$848,580: \$160,100 land; \$688,480 improvement, tax map /93//12CM170H1, PIN# 092-26-4517-008; \$1,198,514 (Instrument# 201909160055044).

**George Mason University Foundation, Inc.**, to Van Metre Homes at Broadlands 202, L.L.C., 9900 Main Street, Suite 500, Fairfax, VA 22031; sale on 09/16/19 of Parcel B-1, Section 202, Broadlands (South), 10.87 acres, vacant, commercial, zoned PDTRC, at , VA, , Broad Run District, assessed in 2019 for \$4,736,900: \$4,736,900 land; (\$9,600,000 trust with Sandy Spring Bank), tax map /78/A49///B1/, PIN# 119-37-9936; \$10,856,854 (Instrument# 201909160055165).

**George Mason University Foundation, Inc.**, to Van Metre Homes at Broadlands 202, L.L.C., 9900 Main Street, Suite 500, Fairfax, VA 22031; sale on 09/17/19 of Parcel C-1, Section 202, Broadlands (South), 15.52 acres, vacant, commercial, zoned PDTRC, at, VA, Broad Run District, assessed in 2019 for \$5,970,900: \$5,970,900 land, tax map /78/A49///C1/, PIN# 119-28-2808; \$5,970,000 (Instrument# 201909170055189).

**Telosco Property LLC**, to Edison Ashburn LLC, MFS-Ashburn LLC, ABS Ashburn LLC, SFLP Ashburn LLC & NM Ashburn LLC, 7200 Wisconsin Ave., Suite 1100, Bethesda, MD 20814; sale on 09/17/19 of Lot 1, Philips Electronics North America Corporation, 25.29 acres, improved, commercial, zoned PDIP, at 19886 Ashburn Road, Ashburn, VA, 20147, Broad Run District, 195,906 sq. ft., 1-story warehouse built in 1984; assessed in 2019 for \$18,917,650: \$9,914,700 land; \$9,002,950 improvement; (\$20,100,000 trust with City National Bank), tax map /62//10////1/, PIN# 083-28-7772; \$26,125,000 (Instrument# 201909170055564).

**Limestone Wendc, LLC**, to 1101 N. Maryland Ave LLC, PO Box 340, Coupeville, WA 98239; sale on 09/18/19 of Parcel B4, 0.64 acres, improved, restaurant, zoned LB:CDD, at 404 Market Street E., Leesburg, VA, 20176, Leesburg District, 2,856 sq. ft., 1-story fast food restaurant built in 1987; assessed in 2019 for \$1,465,410: \$705,300 land; \$760,110 improvement, tax map

/48/G/7///B-4/, PIN# 188-25-2312; \$3,587,087 (Instrument# 201909180055843).

**SDC 34 Sterling LLC**, to Cove Dulles Distribution St, LLC, 46-E Peninsula Center Drive, Suite 382, Rolling Hills Estates, CA 90274; sale on 09/19/19 of Lot 8, Prospect Industrial Park, 2.04 acres, improved, commercial, zoned PDIP, at 44860 Acacia Lane, Sterling, VA, 20166, Broad Run District, 10,704 sq. ft., 1-story distribution warehouse built in 2019; assessed in 2019 for \$888,600: \$888,600 land, tax map /94///6////8/, PIN# 044-15-6908; \$5,833,000 (Instrument# 201909190055908).

### Residential/Lots

**Arcola Residential Development LLC**, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 09/16/19 of Lot 69, Phase 3B, Arcola Center, Main Street Residential, 0.06 acres, vacant, residential, zoned R8, at 42628 Smokey Embers Terrace, Sterling, VA, 20166, Blue Ridge District, assessed in 2019 for \$140,000: \$140,000 land, Lot 70, Phase 3B, Arcola Center, Main Street Residential, 0.03 acres, vacant, residential, zoned R8, at 42630 Smokey Embers Terrace, Sterling, VA, 20166, Blue Ridge District, assessed in 2019 for \$14,000: \$14,000 land, Lot 71, Phase 3B, Arcola Center, Main Street Residential, 0.04 acres, vacant, residential, zoned R8, at 42632 Smokey Embers Terrace, Sterling, VA, 20166, Blue Ridge District, assessed in 2019 for \$140,000: \$140,000 land, Lot 72, Phase 3B, Arcola Center, Main Street Residential, 0.03 acres, vacant, residential, zoned R8, at 42634 Smokey Embers Terrace, Sterling, VA, 20166, Blue Ridge District, assessed in 2019 for \$14,000: \$14,000 land, Lot 73, Phase 3B, Arcola Center, Main Street Residential, 0.04 acres, vacant, residential, zoned R8, at 42636 Smokey Embers Terrace, Sterling, VA, 20166, Blue Ridge District, assessed in 2019 for \$140,000: \$140,000 land, Lot 74, Phase 3B, Arcola Center, Main Street Residential, 0.03 acres, vacant, residential, zoned R8, at 42638 Smokey Embers Terrace, Sterling, VA, 20166, Blue Ridge District, assessed in 2019 for \$14,000: \$14,000 land, Lot 75, Phase 3B, Arcola Center, Main Street Residential, 0.06 acres, vacant, residential, zoned R8, at 42640 Smokey Embers Terrace, Sterling, VA, 20166, Blue Ridge District, assessed in 2019 for \$143,500: \$143,500 land, tax map 101/K/2////72/ 101/K/2////73/ 101/K/2////74/ 101/K/2////75/ 101/K/2////70/ 101/K/2////69/ 101/K/2////71/, PIN# 163-27-2937, 163-27-3136, 163-27-3335, 163-27-3535, 163-27-3634, 163-27-3833, 163-27-4032; \$790,000 (Instrument# 201909160054901).

**Atapco Moorefield Residential LLC**, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 09/16/19 of Lot 496, Phase C, Westmoore at Moorefield,



## The LOUDOUN Newsletter

0.06 acres, vacant, residential, zoned PDTRC, at 22306 Cornerstone Crossing Terrace, Brambleton, VA, 20148, Broad Run District, assessed in 2019 for \$223,500: \$223,500 land, Lot 497, Phase C, Westmoore at Moorefield, 0.04 acres, vacant, residential, zoned PDTRC, at 22304 Cornerstone Crossing Terrace, Brambleton, VA, 20148, Broad Run District, assessed in 2019 for \$220,400: \$220,000 land, Lot 498, Phase C, Westmoore at Moorefield, 0.04 acres, vacant, residential, zoned PDTRC, at 22302 Cornerstone Crossing Terrace, Brambleton, VA, 20148, Broad Run District, assessed in 2019 for \$220,000: \$220,000 land, Lot 499, Phase C, Westmoore at Moorefield, 0.04 acres, vacant, SFD, zoned PDTRC, at 22300 Cornerstone Crossing Terrace, Brambleton, VA, 20148, Broad Run District, assessed in 2019 for \$220,000: \$220,000 land, Lot 500, Phase C, Westmoore at Moorefield, 0.04 acres, vacant, residential, zoned PDTRC, at 22298 Cornerstone Crossing Terrace, Brambleton, VA, 20148, Broad Run District, assessed in 2019 for \$220,000: \$220,000 land, Lot 501, Phase C, Westmoore at Moorefield, 0.04 acres, vacant, residential, zoned PDTRC, at 22296 Cornerstone Crossing Terrace, Brambleton, VA, 20148, Broad Run District, assessed in 2019 for \$220,000: \$220,000 land, Lot 502, Phase C, Westmoore at Moorefield, 0.06 acres, vacant, residential, zoned PDTRC, at 22294 Cornerstone Crossing Terrace, Brambleton, VA, 20148, Broad Run District, assessed in 2019 for \$223,500: \$223,500 land, tax map /93/D/3///499/ /93/D/3///500/ /93/D/3///496/ /93/D/3///501/ /93/D/3///497/ /93/D/3///502/ /93/D/3///498/, PIN# 120-19-9856, 120-19-9859, 120-19-9861, 120-19-9763, 120-19-9766, 120-19-9768, 120-19-9771; \$2,337,597 (Instrument# 201909160054892).

**Donald W. Devine Jr.**, to Sycolin Corner LLC, 39 Sycolin Road, SE, Leesburg, VA 20175; sale on 09/16/19 of Parcel , 0.90 acres, vacant, commercial, zoned LB:CDD, at 39 Sycolin Road, SE, Leesburg, VA, 20175, Leesburg District, assessed in 2019 for \$197,400: \$197,400 land, tax map /48////////98/, PIN# 189-45-2370; \$150,000 (Instrument# 201909160055098).

**Daniel S. & Julia B. Rom**, to Five Lions, LLC, 405 Old Waterford Road, NW, Leesburg, VA 20176; sale on 09/17/19 of Parcel , 1.00 acres, improved, SFD, zoned LB:R6, at 405 Old Waterford Road, NW, Leesburg, VA, 20176, Leesburg District, 845 sq. ft., 1-story "Rambler/Ranch" model SFD built in 1932; assessed in 2019 for \$279,100: \$187,500 land; \$91,600 improvement, tax map /48////////6/, PIN# 230-26-8070; \$625,000 (Instrument# 201909170055470).

**Elwood A. & Martha E. Hall**, to Five Lions, LLC, 23475 Rock Haven Way, Unit 145, Sterling, VA 20166; sale on 09/17/19 of Parcel , 1.00 acres, improved, SFD, zoned LB:R6, at 403 Old Waterford Road, NW, Leesburg,

VA, 20176, Leesburg District, 2,327 sq. ft., 1-story "Rambler/Ranch" model SFD built in 1940; assessed in 2019 for \$362,380: \$187,500 land; \$174,880 improvement, tax map /48////////5/, PIN# 230-26-8966; \$625,000 (Instrument# 201909170055402).

**P.C. Grace, LLC**, to M & W Estate, LLC, PO Box 1060, Marshall, VA 20116; sale on 09/17/19 of Parcel 9, Hastening Farm, 27.75 acres, vacant, residential, zoned AR2, at 20585 Furr Road, Round Hill, VA, 20141, Blue Ridge District, assessed in 2019 for \$351,000: \$351,000 land, tax map /54///2////9/, PIN# 617-26-3564; \$623,500 (Instrument# 201909170055275).

**Wyndemere Properties, LLC**, to M & W Estate, LLC, PO Box 1060, Marshall, VA 20116; sale on 09/17/19 of Parcel 10, Section 1, Hastening Farm, 33.91 acres, improved, SFD, zoned AR2, at 20603 Furr Road, Round Hill, VA, 20141, Blue Ridge District, 1,722 sq. ft., 1-story "Rambler/Ranch" model SFD built in 2003; assessed in 2019 for \$733,460: \$439,400 land; \$294,060 improvement, tax map /54///2////10/, PIN# 617-27-2164; \$1,526,500 (Instrument# 201909170055276).

**Willowsford Operations, LLC**, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 09/19/19 of Lot 36, Section 8C, The Grant at Willowsford, 0.24 acres, vacant, residential, zoned TR3UBF, at 23349 Swamp Oak Lane, Aldie, VA, 20105, Blue Ridge District, assessed in 2019 for \$292,000: \$292,000 land, tax map /91/D8C///36/, PIN# 284-35-0022; \$300,000 (Instrument# 201909190055983).

**Willowsford Operations, LLC**, to Drees Homes of DC, Inc., 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; sale on 09/19/19 of Lot 14, Section 14, The Greens South at Willowsford, 0.47 acres, vacant, residential, zoned TR3UBF, at 40818 Tulip Poplar Place, Aldie, VA, 20105, Blue Ridge District, assessed in 2019 for \$284,400: \$284,400 land, tax map 105/F21///14/, PIN# 290-27-9304; \$340,385 (Instrument# 201909190055909).

**Willowsford Operations, LLC**, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 09/19/19 of Lot 31, Section 8C, The Grant at Willowsford, 0.24 acres, vacant, residential, zoned TR3UBF, at 23348 Swamp Oak Lane, Aldie, VA, 20105, Blue Ridge District, assessed in 2019 for \$292,000: \$292,000 land, tax map /91/D8C///31/, PIN# 284-35-1518; \$300,000 (Instrument# 201909190055994).

**Willowsford Operations, LLC**, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 09/19/19 of Lot 9, Section 14, The Grove at Willowsford, 0.24 acres, vacant, residential, zoned TR1UBF, at 24270 Shynleaf Court, Aldie, VA, 20105, Blue Ridge District, assessed in 2019 for \$155,500: \$155,500 land, tax map

## The LOUDOUN Newsletter

100/R14////9/, PIN# 286-28-9101; \$335,000 (Instrument# 201909190056012).

### **New Home Sales**

**Beazer Homes, LLC**, to Nino Benedict Perlata Tejada & Marie Charlene Ong Tejada, 40971 Cutleaf Lane, Aldie, VA 20105; sale on 09/16/19 of Lot 51, Section 10C, The Greens South at Willowsford, 0.32 acres, improved, SFD, zoned TR3UBF, at 40971 Cutleaf Lane, Aldie, VA, 20105, Blue Ridge District, SFD built in 2019; assessed in 2019 for \$263,500: \$263,500 land; (\$726,480 trust with Atlantic Coast Mortgage, LLC), tax map 105/F23////51/, PIN# 289-18-8112; \$787,093 (Instrument# 201909160054975).

**Mid-Atlantic Developers of Falconaire, LLC**, to Brian M. Earles, Dawn Earles, James Michael Earles & Jane Rustin Earles, 14810 Falconaire Place, Leesburg, VA 20176; sale on 09/16/19 of Lot 7, Section 2, Falconaire, 3.00 acres, improved, SFD, zoned AR1, at 14810 Falconaire Place, Leesburg, VA, 20176, Catoclin District, SFD built in 2019; assessed in 2019 for \$170,400: \$170,000 land; (\$664,867 trust with First American Mortgage Solutions), tax map /20//33////7/, PIN# 138-16-7524; \$726,036 (Instrument# 201909160054973).

**NVR, Inc.**, to Julie Kristine Hoffman, 35755 Cody Farm Drive, Round Hill, VA 20141; sale on 09/16/19 of Lot 85, Phase 3, Creekside at Round Hill, 0.20 acres, improved, SFD, zoned PDH3, at 35755 Cody Farm Drive, Round Hill, VA, 20141, Blue Ridge District, 1,872 sq. ft., 2-story "Allegheny" model SFD built in 2019; assessed in 2019 for n/a; (\$220,631 trust with Movement Mortgage, LLC), tax map /34/G/4////85/, PIN# 583-10-7489; \$227,455 (Instrument# 201909160055025).

**NVR, Inc.**, to Lisa Nirell, 1708 River Sandstone Terrace, SE, Leesburg, VA 20175; sale on 09/16/19 of Lot 9, Village at Leesburg Landbay C, 0.05 acres, improved, TH, zoned LB:PRC, at 1708 River Sandstone Terrace, SE, Leesburg, VA, 20175, Leesburg District, TH built in 2019; assessed in 2019 for \$165,000: \$165,000 land; (\$390,000 trust with NVR Mortgage Finance, Inc.), tax map /49/H/3////9/, PIN# 149-17-0972; \$622,612 (Instrument# 201909160055125).

**One Loudoun Home Building II LLC**, to Michael A. Andrews, 20336 Northpark Drive, Ashburn, VA 20147; sale on 09/16/19 of Lot 9, Block A-4, Downtown, One Loudoun, 0.06 acres, improved, TH, zoned PDTC, at 20336 Northpark Drive, Ashburn, VA, 20147, Broad Run District, 4,326 sq. ft., 3.5-story "1L/EL 1" model TH built in 2019; assessed in 2019 for \$250,000: \$250,000 land; (\$250,000 trust with Atlantic Coast Mortgage, LLC), tax map /63/N/3////29/, PIN# 057-19-4037; \$992,925 (Instrument# 201909160055151).

**Pulte Home Company, LLC**, to Brenda & William Fissel, 19838 Silvery Blue Terrace, Ashburn, VA 20147; sale on 09/16/19 of Lot 79, Lexington 7, 0.08 acres, improved, TH, zoned R8, at 19838 Silvery Blue Terrace, Ashburn, VA, 20147, Algonkian District, 2,645 sq. ft., 2-story "Aston" model TH built in 2019; assessed in 2019 for \$150,000: \$150,000 land, tax map /62/Y/1////79/, PIN# 056-28-5567; \$602,965 (Instrument# 201909160055004).

**The Signature at Broadlands Condominium Development, L.L.C.**, to James & Anne Munro, 43095 Wynridge Drive, Unit 206, Broadlands, VA 20148; sale on 09/16/19 of Condo Unit(s) 206, Phase 1, The Signature at Broadlands Condominium, 0.00 acres, improved, resid. condo, zoned PDH4, at 43095 Wynridge Drive, Unit 206, Broadlands, VA, 20148, Broad Run District, 1,544 sq. ft., 1-story "Avenir" model condo built in 2019; assessed in 2019 for \$256,300: \$0 land; \$256,300 improvement, PIN# 120-45-8553; \$409,990 (Instrument# 201909160054760).

**Van Metre Homes at Meadowbrook Farm Estates, L.L.C.**, to Robert M. & Erin R. Sargent, 1113 Athena Drive, SE, Leesburg, VA 20175; sale on 09/16/19 of Lot 138, Phase II, Meadowbrook, 0.30 acres, improved, SFD, zoned LB:R1, at 1113 Athena Drive, Leesburg, VA, 20175, Leesburg District, SFD built in 2019; assessed in 2019 for \$126,500: \$126,500 land; (\$800,000 trust with Intercoastal Mortgage Company), tax map /48AA/1///138/, PIN# 273-39-5225; \$904,513 (Instrument# 201909160054964).

**Willowsford Operations, LLC**, to Thomas Alan Little & Elizabeth Catherine Keating Little, 25949 Grassland Grove Drive, Aldie, VA 20105; sale on 09/16/19 of Lot 3, Section 19, The Greens South at Willowsford, 5.30 acres, improved, residential, zoned TR3UBF, at 25949 Grassland Grove Drive, Aldie, VA, 20105, Blue Ridge District, assessed in 2019 for \$372,400: \$372,400 land; (\$337,500 trust with Gulf Coast Bank and Trust Company), tax map 105/F19////3/, PIN# 289-17-3908; \$450,000 (Instrument# 201909160055153).

**K. Hovnanian at Melody Farm, LLC**, to Sassan Hassassian, 26852 Cobalt Lane, Chantilly, VA 20152; sale on 09/17/19 of Lot 45, Phase 2, Clarke Assemblage, 0.52 acres, improved, SFD, zoned TR3LBR, at 26852 Cobalt Lane, Chantilly, VA, 20152, Dulles District, SFD built in 2019; assessed in 2019 for \$250,600: \$250,600 land; (\$670,900 trust with K. Hovnanian American Mortgage, LLC), tax map 106/K/1////45/, PIN# 169-47-1203; \$920,912 (Instrument# 201909170055498).

**Loudoun Valley Associates, L.P.**, to Matthew D. & Nisha N. Blum, 23541 Buckland Farm Terrace, Ashburn, VA 20148; sale on 09/17/19 of Lot 3061, Section 17D, Loudoun Valley Estates II, Landbay 3B, 0.08 acres, improved, TH, zoned PDH4, at 23541 Buckland Farm Terrace, Ashburn, VA, 20148, Blue Ridge District, TH



## The LOUDOUN Newsletter

built in 2019; assessed in 2019 for \$173,500: \$173,500 land; (\$250,000 trust with TBI Mortgage Company), tax map /92/C44/3061/, PIN# 123-16-9935; \$637,754 (Instrument# 201909170055383).

**Pulte Home Company, LLC**, to Natalie Kushevski, 19840 Silvery Blue Terrace, Ashburn, VA 20147; sale on 09/17/19 of Lot 80, Lexington 7 Landbay B, 0.08 acres, improved, TH, zoned R8, at 19840 Silvery Blue Terrace, Ashburn, VA, 20147, Algonkian District, 2,633 sq. ft., 2-story "Aston" model TH built in 2019; assessed in 2019 for \$150,000: \$150,000 land; (\$160,000 trust with Pulte Mortgage LLC), tax map /62/Y/1///80/, PIN# 056-28-5564; \$574,558 (Instrument# 201909170055343).

**Pulte Home Company, LLC**, to William H. Mann & Kathleen Ferris, 19842 Silvery Blue Terrace, Ashburn, VA 20147; sale on 09/17/19 of Lot 81, Lexington 7 Landbay B, 0.10 acres, improved, TH, zoned R8, at 19842 Silvery Blue Terrace, Ashburn, VA, 20147, Algonkian District, 2,645 sq. ft., 2-story "Aston" model TH built in 2019; assessed in 2019 for \$153,500: \$153,500 land, tax map /62/Y/1///81/, PIN# 056-28-5561; \$629,518 (Instrument# 201909170055341).

**Toll VA, L.P.**, to Chintan Vora & Ritika Khera, 23571 Waterford Downs Terrace, Ashburn, VA 20148; sale on 09/17/19 of Condo Unit(s) 3010, Phase 30, The Carlisle at Loudoun Valley Condominium, 0.00 acres, improved, resid. condo, zoned PDH4, at 23571 Waterford Downs Terrace, Ashburn, VA, 20148, condo built in 2019; assessed in 2019 for n/a; (\$413,759 trust with TBI Mortgage Company), PIN# 123-16-5504-010; \$459,732 (Instrument# 201909170055557).

**Toll VA, L.P.**, to Kevin Yip & Lorraine Cheng-Yip, 24562 Mountain Magnolia Place, Aldie, VA 20105; sale on 09/17/19 of Lot 6057, Section 6, Phase A, Lenah Mill, 0.45 acres, improved, SFD, zoned TR1UBF, at 24562 Mountain Magnolia Place, Aldie, VA, 20105, Blue Ridge District, SFD built in 2019; assessed in 2019 for \$214,000: \$214,000 land; (\$719,569 trust with First Heritage Mortgage, LLC), tax map 100/V/4//6057/, PIN# 247-36-0692; \$1,027,956 (Instrument# 201909170055531).

**Toll VA, L.P.**, to Oleg Klimenko, 23569 Waterford Downs Terrace, Ashburn, VA 20148; sale on 09/17/19 of Condo Unit(s) 3011, Phase 30, The Carlisle at Loudoun Valley Condominium, 0.00 acres, improved, resid. condo, zoned PDH4, at 23569 Waterford Downs Terrace, Ashburn, VA, 20148, condo built in 2019; assessed in 2019 for n/a; (\$386,499 trust with TBI Mortgage Company), PIN# 123-16-5504-011; \$429,443 (Instrument# 201909170055361).

**Legacy Park Associates II LLC**, to Anthony T. White, 22992 Lavallette Square, Ashburn, VA 20148; sale on 09/18/19 of Lot 5424, Residential South - Phase 1,

Brambleton Town Center Landbay 2, 0.06 acres, improved, TH, zoned PDH4, at 22992 Lavallette Sq., Ashburn, VA, 20148, Blue Ridge District, 2,756 sq. ft., 3.5-story "Unit F" model TH built in 2018; assessed in 2019 for \$613,090: \$193,500 land; \$419,590 improvement; (\$619,990 trust with First Home Mortgage Corporation), tax map /92/L/1//5424/, PIN# 200-29-9560; \$619,990 (Instrument# 201909180055809).

**Miller and Smith at Brambleton VIII LLC**, to William A. & Anne M. Mandeville, 42744 Threadfin Terrace, Brambleton, VA 20148; sale on 09/18/19 of Lot 6370, Phase 4, Brambleton Active Adult Community Landbay C, 0.13 acres, improved, TH, zoned PDAAAR, at 42744 Threadfin Terrace, Ashburn, VA, 20148, Blue Ridge District, TH built in 2019; assessed in 2019 for \$203,500: \$203,500 land; (\$250,000 trust with Wells Fargo Bank, N.A.), tax map /92/M/5//6370/, PIN# 160-18-4478; \$682,711 (Instrument# 201909180055857).

**Toll VA, L.P.**, to Paul Hunter Heath & Christy Markva Heath, 42454 Mildred Land Square, Ashburn, VA 20148; sale on 09/18/19 of Lot 15, Toll Brothers at Brambleton, 0.07 acres, improved, TH, zoned R8, at 42454 Mildred Land Sq., Ashburn, VA, 20148, Blue Ridge District, TH built in 2019; assessed in 2019 for \$173,500: \$173,500 land; (\$666,506 trust with Fairway Independent Mortgage Corporation), tax map /92/P/1///15/, PIN# 160-35-5797; \$744,167 (Instrument# 201909180055791).

**Toll VA, L.P.**, to Carina Cavalheri & Ryan Daniel Sill, 23559 Waterford Downs Terrace, Ashburn, VA 20148; sale on 09/18/19 of Condo Unit(s) 3016, Phase 30, The Carlisle at Loudoun Valley Condominium, 0.00 acres, improved, resid. condo, zoned PDH4, at 23559 Waterford Downs Terrace, Ashburn, VA, 20148, condo built in 2019; assessed in 2019 for n/a; (\$462,130 trust with TBI Mortgage Company), PIN# 123-16-5504-016; \$486,457 (Instrument# 201909180055713).

**Van Metre Homes at Meadowbrook Farm Estates, L.L.C.**, to David J. & Jessica L. Seay, 1017 Themis Street, SE, Leesburg, VA 20175; sale on 09/18/19 of Lot 45, Section 1, Leesburg South, 0.14 acres, improved, SFD, zoned LB:R1, at 1017 Themis Street, SE, Leesburg, VA, 20175, Catocin District, assessed in 2019 for \$178,900: \$178,900 land; (\$649,675 trust with Intercoastal Mortgage Company), tax map /49/J/1///45/, PIN# 273-30-5460; \$683,870 (Instrument# 201909180055705).

**Woodlands Neighborhoods, LLC**, to Tommy & Lisa Chinn, 40814 Yarrow Grove Place, Aldie, VA 20105; sale on 09/18/19 of Lot 60, Section 3, McIntosh Farms, 0.39 acres, improved, residential, zoned TR1UBF, at 40814 Yarrow Grove Place, Aldie, VA, 20105, Blue Ridge District, assessed in 2019 for \$186,400: \$186,400 land; (\$739,239 trust with First Heritage Mortgage, LLC), tax

## The LOUDOUN Newsletter

map /99/J/2///60/, PIN# 288-47-6386; \$852,275 (Instrument# 201909180055644).

**Legacy Park Associates II LLC**, to Luis Arandia, 22959 Natural Springs Terrace, Ashburn, VA 20148; sale on 09/19/19 of Lot 5449, Residential South - Phase 1, Brambleton Town Center Landbay 2, 0.06 acres, improved, TH, zoned PDH4, at 22959 Natural Springs Terrace, Ashburn, VA, 20148, Blue Ridge District, TH built in 2019; assessed in 2019 for \$193,500: \$193,500 land; (\$524,988 trust with George Mason Mortgage, LLC), tax map /92/L/1//5449/, PIN# 200-29-8341; \$574,701 (Instrument# 201909190056137).

**Lofts at Village Walk Condominium Development, L.L.C.**, to Daniel J. & Jennifer L. Knawa, 1000 Ribbon Limestone Terrace, SE, Unit A-201, Leesburg, VA 20175; sale on 09/19/19 of Condo Unit(s) A-201, Phase 6, The Lofts at Village Walk Condominium, 0.00 acres, improved, resid. condo, zoned LB:PRC, at 1000 Ribbon Limestone Terrace, SE Unit A-201, Leesburg, VA, 20175, Leesburg District, 2,650 sq. ft., "Bluemont" model condo built in 2018; assessed in 2019 for \$455,350: \$140,000 land; \$315,350 improvement; (\$456,000 trust with U.S. Bank National Association), tax map /49/K/1P6A201/, PIN# 149-27-3997-009; \$480,000 (Instrument# 201909190056099).

**NVR, Inc.**, to Michael C. Gage & Caroline Stanis-Gage, 1704 River Sandstone Terrace, SE, Leesburg, VA 20175; sale on 09/19/19 of Lot 11, Village at Leesburg Landbay C, 0.05 acres, improved, TH, zoned LB:PRC, at 1704 River Sandstone Terrace, SE, Leesburg, VA, 20175, Leesburg District, TH built in 2019; assessed in 2019 for \$165,000: \$165,000 land; (\$496,860 trust with NVR Mortgage Finance, Inc.), tax map /49/H/1///11/, PIN# 149-17-1276; \$621,079 (Instrument# 201909190056002).

**One Loudoun Home Building II LLC**, to Antonio Elepano Peralta & Margie Janice Peralta, 20340 Northpark Drive, Ashburn, VA 20147; sale on 09/19/19 of Lot 27, Block A-4, Downtown, One Loudoun, 0.08 acres, improved, TH, zoned PDTC, at 20340 Northpark Drive, Ashburn, VA, 20147, Broad Run District, 5,195 sq. ft., 3.5-story "1LX/EL 2" model TH built in 2019; assessed in 2019 for \$260,000: \$260,000 land; (\$726,525 trust with Atlantic Coast Mortgage, LLC), tax map /63/N/3///27/, PIN# 057-19-4232; \$1,315,493 (Instrument# 201909190056129).

**The Signature at Broadlands Condominium Development, L.L.C.**, to Marilyn M. Miller, 43095 Wynridge Drive, Unit 202, Broadlands, VA 20148; sale on 09/19/19 of Condo Unit(s) 1-202, Phase 1, The Signature at Broadlands Condominium, 0.00 acres, improved, resid. condo, zoned PDH4, at 43095 Wynridge Drive, Unit 202, Broadlands, VA, 20148, Broad Run District, 1,729 sq. ft., "Gill" model condo built in 2019; assessed in 2019 for

\$262,810: \$0 land; \$262,810 improvement; (\$233,000 trust with Intercoastal Mortgage Company), tax map /78/A56P11-202, PIN# 120-45-8553-005; \$410,980 (Instrument# 201909190056064).

**Toll VA, L.P.**, to Kim Smith, 23589 Waterford Downs Terrace, Ashburn, VA 20148; sale on 09/19/19 of Condo Unit(s) 3002, Phase 30, The Carlisle at Loudoun Valley Condominium, 0.00 acres, improved, resid. condo, zoned PDH4, at 23589 Waterford Downs Terrace, Ashburn, VA, 20148, condo built in 2019; assessed in 2019 for n/a; (\$482,100 trust with TBI Mortgage Company), PIN# 123-16-5504-002; \$507,474 (Instrument# 201909190056133).

**Van Metre Homes at Whitman Farm, L.L.C.**, to Thiagarajan Perumkulam Gopalakrishnan & Parvathy Thiagarajan, 42231 Graves Mountain Terrace, Chantilly, VA 20152; sale on 09/19/19 of Lot 215, Whitman Property North, 0.05 acres, improved, TH, zoned R8, at 42231 Graves Mountain Terrace, Chantilly, VA, 20152, Dulles District, TH built in 2019; assessed in 2019 for \$160,000: \$160,000 land; (\$464,452 trust with Intercoastal Mortgage Company), tax map 106/L/1///215/, PIN# 206-29-3255; \$580,565 (Instrument# 201909190055943).

**Van Metre Homes at Whitman Farm, L.L.C.**, to Paul Fyodor Makarov & Linda Sofia Makarov, 25475 Byrnes Crossing Drive, Chantilly, VA 20152; sale on 09/19/19 of Lot 45, Whitman Property North, 0.13 acres, improved, SFD, zoned R8, at 25475 Byrnes Crossing Drive, Chantilly, VA, 20152, Dulles District, SFD built in 2019; assessed in 2019 for \$216,400: \$216,400 land; (\$626,544 trust with Intercoastal Mortgage Company), tax map 106/L/1///45/, PIN# 206-19-1474; \$783,181 (Instrument# 201909190056009).

**Van Metre Homes at Whitman Farm, L.L.C.**, to Natasha Marae Aquino, 42239 Graves Mountain Terrace, Chantilly, VA 20152; sale on 09/19/19 of Lot 219, Whitman Property North, 0.06 acres, improved, TH, zoned R8, at 42239 Graves Mountain Terrace, Chantilly, VA, 20152, Dulles District, TH built in 2019; assessed in 2019 for \$163,500: \$163,500 land; (\$529,484 trust with Intercoastal Mortgage Company), tax map 106/L/1///219/, PIN# 206-29-4158; \$611,984 (Instrument# 201909190055969).

**Beazer Homes, LLC**, to David S. Ritterpusch, 119 Dizerega Court, SW, Leesburg, VA 20175; sale on 09/20/19 of Lot 10, Leesburg West 2, 0.13 acres, improved, SFD, zoned LB:R4, at 119 Dizerega Court, SW, Leesburg, VA, 20175, Leesburg District, SFD built in 2019; assessed in 2019 for \$178,800: \$178,800 land; (\$592,067 trust with Vellum Mortgage, Inc.), tax map /48AB/1///10/, PIN# 271-49-4472; \$649,999 (Instrument# 201909200056333).

**Beazer Homes, LLC**, to John M. & Rebecca Delaurentis, 40969 River Cane Place, Aldie, VA 20105;



## The LOUDOUN Newsletter

sale on 09/20/19 of Lot 22, Section 10C, The Greens South at Willowsford, 0.21 acres, improved, SFD, zoned TR3UBF, at 40969 River Cane Place, Aldie, VA, 20105, Blue Ridge District, SFD built in 2019; assessed in 2019 for \$258,000: \$258,000 land; (\$633,540 trust with Potomac Mortgage Group, Inc.), tax map 105/F23////22/, PIN# 289-18-5778; \$791,925 (Instrument# 201909200056331).

**Carrington Builders at Wheatland LC,** to Ronald D. Szpindor & Shannon Mary Szpindor, 15366 Audrey Jean Drive, Waterford, VA 20197; sale on 09/20/19 of Lot 57, Phase One, Wheatland Estates, 3.00 acres, improved, SFD, zoned AR1, at 15366 Audrey Jean Drive, Waterford, VA, 20197, Catocin District, SFD built in 2019; assessed in 2019 for \$141,400: \$141,400 land; (\$1,071,000 trust with George Mason Mortgage, LLC), tax map /27/B/2////57/, PIN# 341-35-4977; \$1,367,116 (Instrument# 201909200056383).

**K. Hovnanian at Nicholson, L.L.C.,** to Shraavan Kumar Kommineni, Hephzi Bah Alla & Kishore Javvaji, 41427 Nicholson Meadows Place, Aldie, VA 20105; sale on 09/20/19 of Lot 48, Nicholson Farm, 0.25 acres, improved, SFD, zoned TR1UBF, at 41427 Nicholson Meadows Place, Aldie, VA, 20105, Blue Ridge District, SFD built in 2019; assessed in 2019 for \$185,000: \$185,000 land; (\$774,000 trust with Digital Federal Credit Union), tax map 100/X/1////48/, PIN# 246-47-1591; \$860,334 (Instrument# 201909200056527).

**NVR, Inc.,** to Thomas F. Stewart, Jr. & Sara Franklin Stewart, 41135 Hickory Hedge Place, Aldie, VA 20105; sale on 09/20/19 of Lot 12, Section 9A, The Greens South at Willowsford, 0.35 acres, improved, SFD, zoned TR3UBF, at 41135 Hickory Hedge Place, Aldie, VA, 20105, Blue Ridge District, SFD built in 2019; assessed in 2019 for \$265,400: \$265,000 land; (\$692,938 trust with NVR Mortgage Finance, Inc.), tax map 105/F/7////12/, PIN# 289-10-8400; \$866,172 (Instrument# 201909200056243).

**Pulte Home Company, LLC,** to Linda L. & Mark B. Long, 19849 Silvery Blue Terrace, Ashburn, VA 20147; sale on 09/20/19 of Lot 50, Lexington 7 Landbay B, 0.08 acres, improved, TH, zoned R8, at 19849 Silvery Blue Terrace, Ashburn, VA, 20147, Algonkian District, 2,633 sq. ft., 2-story "Aston" model TH built in 2019; assessed in 2019 for \$576,570: \$150,000 land; \$426,570 improvement; (\$256,090 trust with Pulte Mortgage LLC), tax map /62/Y/1////50/, PIN# 056-28-4052; \$656,090 (Instrument# 201909200056278).

**Toll VA VILP.,** to Kachan Anidharan & Shilpa Sam Babu, 24622 Lenah Crossing Drive, Aldie, VA 20105; sale on 09/20/19 of Lot 6016, Section 6, Phase A, Lenah Mill, 0.22 acres, improved, SFD, zoned TR1UBF, at 24622 Lenah Crossing Drive, Aldie, VA, 20105, Blue Ridge

District, 3,887 sq. ft., 2-story "Annefield" model SFD built in 2019; assessed in 2019 for \$743,070: \$209,400 land; \$533,670 improvement; (\$746,996 trust with TBI Mortgage Company), tax map 100/V/4//6016/, PIN# 247-26-8313; \$829,995 (Instrument# 201909200056167).

**U.S. Home Corporation, a Delaware Corporation,** to Umashankar Nindra & Lavanya Penjarla, 23643 Shetland Court, Aldie, VA 20105; sale on 09/20/19 of Lot 20, Westbury Glen, 0.32 acres, improved, SFD, zoned TR1UBF, at 23643 Shetland Court, Aldie, VA, 20105, Blue Ridge District, SFD built in 2019; assessed in 2019 for \$185,700: \$185,700 land; (\$649,947 trust with Eagle Home Mortgage, LLC), tax map /90/C/1////20/, PIN# 285-47-3384; \$764,643 (Instrument# 201909200056447).

**Van Metre Homes at Brambleton Town Center, L.L.C.,** to Tyler S. Kim & Melissa A. Poczatek, 23070 Sullivans Cove Sq., Ashburn, VA 20148; sale on 09/20/19 of Lot 5953, Residential South - Phase 1, Brambleton Town Center Landbay 2, 0.08 acres, improved, TH, zoned PDH4, at 23070 Sullivans Cove Sq., Ashburn, VA, 20148, Blue Ridge District, TH built in 2019; assessed in 2019 for \$193,500: \$193,500 land; (\$422,094 trust with Intercoastal Mortgage Company), tax map /92/L/1//5953/, PIN# 200-20-8183; \$670,450 (Instrument# 201909200056427).

**Van Metre Homes at Brambleton Town Center, L.L.C.,** to Vamshi Reddy Singi Reddy & Silpa Reddy Yaramala, 42305 Belgrave Gardens Terrace, Ashburn, VA 20148; sale on 09/20/19 of Lot 5532, Residential South - Phase 1, Brambleton Town Center Landbay 2, 0.05 acres, improved, TH, zoned PDH4, at 42305 Belgrave Gardens Terrace, Ashburn, VA, 20148, Blue Ridge District, 3,168 sq. ft., 3-story "Parker I" model TH built in 2019; assessed in 2019 for \$585,220: \$190,000 land; \$395,220 improvement; (\$569,855 trust with Intercoastal Mortgage Company), tax map /92/L/1//5532/, PIN# 200-20-0526; \$599,901 (Instrument# 201909200056478).

**Van Metre Homes at Brambleton Town Center, L.L.C.,** to Ganapathy Ramalingam Sankaran & Srividya Subramanian, 42293 Belgrave Gardens Terrace, Ashburn, VA 20148; sale on 09/20/19 of Lot 5527, Residential South - Phase 1, Brambleton Town Center Landbay 2, 0.07 acres, improved, TH, zoned PDH4, at 42293 Belgrave Gardens Terrace, Ashburn, VA, 20148, Blue Ridge District, TH built in 2019; assessed in 2019 for \$193,500: \$193,500 land; (\$435,029 trust with Intercoastal Mortgage Company), tax map /92/L/1//5527/, PIN# 200-29-9325; \$615,029 (Instrument# 201909200056265).

**Van Metre Homes at Brambleton Town Center, L.L.C.,** to Lisa D. Cook, 42285 Belgrave Gardens Terrace, Ashburn, VA 20148; sale on 09/20/19 of Lot 5523, Residential South - Phase 1, Brambleton Town Center Landbay 2, 0.04 acres, improved, TH, zoned PDH4, at

## *The LOUDOUN Newsletter*

42285 Belgrave Gardens Terrace, Ashburn, VA, 20148,  
Blue Ridge District, 1,911 sq. ft., 3-story "1605 ADU"  
model TH built in 2019; assessed in 2019 for \$14,000:  
\$14,000 land; (\$140,000 trust with Apple FCU), tax map  
/92/L/1//5523/, PIN# 200-29-8425; \$175,082 (Instrument#  
201909200056348).

Published 24 times a year  
by Virginia Newsletters LLC  
P.O. Box 583, Herndon, VA 20172-0583  
[www.virginianewletters.com](http://www.virginianewletters.com)  
Telephone: 703-450-5085  
Fax: 703-450-0185  
E-mail: [gina@virginianewletters.com](mailto:gina@virginianewletters.com)  
Gina McQuinn, Publisher and Editor

**Single Reader Subscription to  
The Loudoun Newsletter:  
\$335 per year.**  
**For Multi-Reader and Institutional Pricing  
contact  
[subscriptions@virginianewletters.com](mailto:subscriptions@virginianewletters.com)**

***Reproduction by any means strictly  
prohibited.***  
**©2019 Virginia Newsletters LLC  
All Rights Reserved.**

Also Publishers of:  
*The Alexandria Newsletter*  
*The Arlington Newsletter*  
*The D.C. Newsletter*  
*The Fairfax Newsletter*  
*The Prince William Newsletter*  
*The Stafford Newsletter*

***Want a FREE Test Drive  
of Virginia Newsletters'  
Online Searchable Database?***

***In a matter of seconds, you can  
download to a pre-formatted Excel®  
spreadsheet 365 days of data on real  
estate transactions, building permits,  
and land use applications!***

**To Learn More, Please Contact us  
at:  
703-450-5085**