

# \$625,000 - 2601 River Birch Road, Herndon

MLS® #VAFX2223428

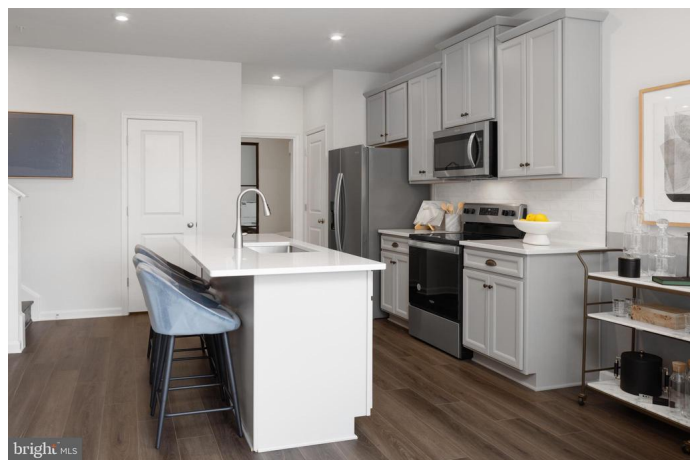
**\$625,000**

2 Bedroom, 2.50 Bathroom, 1,595 sqft

Residential on 0.00 Acres

ARPINA VALLEY, Herndon, VA

Welcome to Arpina Valley! This charming Drees Homes community boasts a prime location directly off Rt 28, offering easy access to Dulles Airport for seamless travel experiences. Residents enjoy the convenience of being just minutes away from local shopping, a variety of restaurants, and the vibrant Reston Town Center, ensuring there's always something to explore nearby. Our gorgeous plans offer luxury living and a low-maintenance lifestyle, and many back to common spaces, providing a serene backdrop. Discover a perfect balance of convenience and tranquility in this welcoming community. Welcome to The Harridan: A Contemporary Urban Townhome-Style Condominium Step into modern living with The Harridan, a stylish urban townhome that seamlessly blends functionality with sophisticated design. This spacious home features an open-concept floorplan, offering a smooth transition from the inviting family room to the heart of the home—the kitchen. The kitchen boasts a large island, sleek quartz countertops, stainless steel appliances, and a walk-in pantry, perfect for both cooking and entertaining. Convenience is key with a coat closet right off the garage, along with additional storage space and a half bath on the main level. The upper level is dedicated to comfort and privacy, featuring a luxurious owner's retreat that fills the space with natural light. The ensuite bath includes a dual vanity, a separate shower, a private water



closet, and an expansive walk-in closet. One additional well-sized bedroom, full bath and a dedicated laundry room round out the upper floor, a spacious game room loft area, providing both function and comfort for your everyday life. This home offers the perfect blend of style, convenience, and privacy—an ideal setting for urban living at its finest.

\*Photos are not of actual home and are for illustrative purposes only.

Built in 2025

**Essential Information**

|                |                               |
|----------------|-------------------------------|
| MLS® #         | VAFX2223428                   |
| Price          | \$625,000                     |
| Bedrooms       | 2                             |
| Bathrooms      | 2.50                          |
| Full Baths     | 2                             |
| Half Baths     | 1                             |
| Square Footage | 1,595                         |
| Acres          | 0.00                          |
| Year Built     | 2025                          |
| Type           | Residential                   |
| Sub-Type       | Condo, Interior Row/Townhouse |
| Style          | Contemporary                  |
| Status         | Active                        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 2601 River Birch Road |
| Subdivision | ARPINA VALLEY         |
| City        | Herndon               |
| County      | FAIRFAX-VA            |
| State       | VA                    |
| Zip Code    | 20171                 |

**Amenities**

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | Tub Shower, Stall Shower, Carpet, Master Bath(s), Walk-in Closet(s), Washer/Dryer Hookup |
| Utilities | Cable TV Available, Electric Available, Phone Available, Sewer                           |

|               |                                                        |
|---------------|--------------------------------------------------------|
|               | Available, Water Available                             |
| Parking       | Concrete Driveway                                      |
| # of Garages  | 1                                                      |
| Garages       | Garage - Rear Entry, Garage Door Opener, Inside Access |
| HOA Amenities | Common Grounds                                         |

## Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                                                                               |
| Appliances        | Built-In Microwave, Dishwasher, Disposal, Energy Star Appliances, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Water Heater |
| Heating           | Central, Energy Star Heating System, Heat Pump(s), Programmable Thermostat                                                                    |
| Cooling           | Central A/C, Energy Star Cooling System, Programmable Thermostat                                                                              |
| # of Stories      | 2                                                                                                                                             |
| Stories           | 2 Story                                                                                                                                       |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Brick and Siding, Combination, HardiPlank                 |
| Exterior Features | Exterior Lighting, Sidewalks, Street Lights               |
| Windows           | Double Pane, Energy Efficient, Low-E, Screens, Vinyl Clad |
| Roof              | Architectural Shingle                                     |
| Foundation        | Slab                                                      |

## School Information

|            |                               |
|------------|-------------------------------|
| District   | FAIRFAX COUNTY PUBLIC SCHOOLS |
| Elementary | LUTIE LEWIS COATES            |
| Middle     | CARSON                        |
| High       | WESTFIELD                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 240             |
| Zoning         | PDH             |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Samson Properties |
|----------------|-------------------|



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Listing information last updated on October 29th, 2025 at 2:45am EDT