

\$760,120 - 2664 River Birch Rd, Herndon

MLS® #VAFX2267198

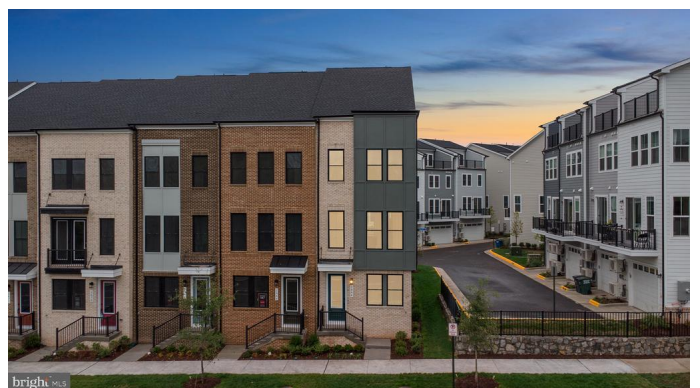
\$760,120

3 Bedroom, 4.00 Bathroom, 2,055 sqft

Residential on 0.03 Acres

NONE AVAILABLE, Herndon, VA

Brand new END UNIT TOWNHOME by Van Metre Homes at ARPINA VALLEY ready to move in IMMEDIATELY! Offering an impressive 2,055 square feet spread across four levels, this stunning residence boasts 3 bedrooms, 3 full and 2 half bathrooms, and a convenient 1-car, rear-load garage. As you enter, the main level welcomes you with an inviting open floor plan highlighted by 9' ceilings and luxury vinyl plank flooring throughout the entire home. At the heart of the home separating the dining room and great room, the spacious premier kitchen awaits, a culinary haven, complete with a kitchen island, upgraded cabinets, quartz countertops, tile backsplash, and stainless-steel appliances. Venture to the upper level and discover an indulgent primary suite boasting dual walk-in closets and a spa-like 4-piece luxury bathroom. Pamper yourself in the oversized, frameless shower with a built-in seat and enjoy the convenience of double sinks. This level also hosts an additional bedroom, an additional full bath, and a well-placed laundry room. But the luxury doesn't end there. Ascend to the top level and be captivated by a bedroom suite complete with an adjoining full bathroom and a private roof terrace, an ideal space for effortless entertaining of family and friends. On the ground level, discover a welcoming foyer with a multipurpose rec room with half bathroom and easy internal access to the large finished garage! 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! This residence is not just a house; it's an experience, a harmonious blend of thoughtful design and contemporary luxury. Make your move now. Schedule an appointment today! -----Discover the allure of Arpina Valley, a new townhome community in Herndon that exceeds all expectations. Designed for modern convenience and commuter-friendly living, Arpina Valley connects you effortlessly to Route 28, the Dulles Greenway, and Dulles International Airport—ensuring you’re well-connected to everything Northern Virginia has to offer. Thoughtfully crafted floorplans provide flexible living spaces for your lifestyle, while community amenities invite you to relax, connect, and thrive. Embrace a lifestyle where new adventures are always within reach, and make Arpina Valley your gateway to exceptional living. -----*Take advantage of closing cost assistance by choosing Intercoastal Mortgage and Walker Title. Other homes sites and delivery dates may be available. Pricing, offers, opening date, homesite availability, and appointment availability are all subject to change without notice. Images, renderings and site plan drawings are used for illustrative purposes only and should not be relied upon as representations of fact when making a purchase decision. For more information, see Sales team for details.

Built in 2025

Essential Information

MLS® #	VAFX2267198
Price	\$760,120
Bedrooms	3
Bathrooms	4.00

Full Baths	3
Half Baths	2
Square Footage	2,055
Acres	0.03
Year Built	2025
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Transitional
Status	Pending

Community Information

Address	2664 River Birch Rd
Subdivision	NONE AVAILABLE
City	Herndon
County	FAIRFAX-VA
State	VA
Zip Code	20171

Amenities

Amenities	Pantry, Recessed Lighting, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Stall Shower, Master Bath(s), Washer/Dryer Hookup
Parking	Asphalt Driveway
# of Garages	1
Garages	Garage - Rear Entry, Garage Door Opener
HOA Amenities	Jog/walk Path, Tot Lots/Plygrd, Common Grounds

Interior

Interior Features	Floor Plan-Open, Efficiency
Appliances	Built-In Microwave, Dishwasher, Disposal, Energy Star Appliances, Stainless Steel Appliances, Oven-Wall, Refrigerator, Water Heater, Cooktop, Exhaust Fan, Freezer, Icemaker, Oven/Range-Electric, Range hood
Heating	Forced Air, Programmable Thermostat
Cooling	Central A/C, Programmable Thermostat
# of Stories	4
Stories	4

Exterior

Exterior	Brick Front, Combination, Composition
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Exterior Features	Roof Deck, Balcony
Windows	Energy Efficient, Insulated, Low-E, Screens, Vinyl Clad
Roof	Architectural Shingle
Foundation	Other, Slab

School Information

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

Additional Information

Date Listed	September 11th, 2025
Days on Market	34
Zoning	RESIDENTIAL

Listing Details

Listing Office	Pearson Smith Realty, LLC
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Listing information last updated on November 2nd, 2025 at 11:00pm EST