



Just Listed

**44454
MALTESE FALCON
SQUARE**

Ashburn, Virginia 20147

VIRTUAL TOUR

AshburnFineLiving.com

**m THE
MUSSER
TEAM**

Welcome Home!

Welcome to this beautifully maintained 3 bed, 3 bath townhome located in the popular Potomac Green 55+ community. This inviting residence offers low-maintenance living with a thoughtful layout and tasteful finishes. The main level features gleaming hardwood flooring and an open-concept living and dining area, perfect for entertaining or quiet evenings at home. The spacious primary suite is located just off the living room and includes a walk-in closet and a private ensuite bath with dual vanities and a large shower. A second bedroom and full bath on this level add flexibility for guests or a home office. Upstairs, you'll find an additional bedroom, family/recreation room, and another full bathroom—ideal for hosting family or friends. Additional highlights include a 1-car garage with interior access, abundant natural light, stone patio, and access to the Potomac Green community amenities, including a clubhouse, fitness center, indoor and outdoor pool, and walking trails. Don't miss the chance to enjoy comfort and convenience in one of Northern Virginia's premier communities!



Features & Amenities

GENERAL

- 2,250 sf of finished living space
- Hardwood floors & soaring ceilings
- Private stone patio w/ awning
- Backs to green space & walking trail
- Main level washer/dryer
- 1 car garage/driveway

MAIN LEVEL

Living Room 18' x 14'

- Crown molding
- Recessed lighting
- Fireplace
- Hardwood floors

Dining Room 18' x 10'

- Hardwood floors

Kitchen 12' x 22'

- Recessed lighting
- Quartz countertops

- Subway tile backsplash
- Stainless steel appliances
- Tile floors

Primary Bedroom 14' x 12'

- Tray ceiling
- Lighted ceiling fan *Minka-Aire*
- Walk-in closet
- Hardwood floors

Primary Bath

- Dual vanity
- Shower stall w/ sitting bench
- Linen closet
- Tile floors

Bedroom 2 9' x 10'

- Lighted ceiling fan *Minka-Aire*
- Closet
- Hardwood floors

Full Bath

- Tub shower w/ tile surround

- White vanity
- Tile floors

UPPER LEVEL

Bedroom 3 16' x 11'

- Alcove 6'x10'
- Lighted ceiling fan *Hunter*
- Closet

Family/Rec Room 13'x17'

- Alcove 6'x5'
- Lighted ceiling fan *Hunter*
- Walk-in closet

Full Bath

- Tub shower w/ tile surround
- White vanity
- Tile floors

SYSTEMS

- HVAC 2016
- Water heater 2018

COMMUNITY AMENITIES

- Clubhouse
- Fitness Center
- Pool
- Tennis court
- Walking trail
- Gated community

LOCATION

- Heron Overlook Park 1.5 miles
- Alamo Drafthouse Cinema One 1.6 miles
- Trader Joe's 1.8 miles
- Topgolf 1.9 miles
- Matchbox 1.9 miles
- Whole Foods 3.9 miles
- Dulles International Airport 8 miles

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All information deemed reliable, but should be independently verified.



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