

\$900,000 - 12228 Dorrance Ct, Reston

MLS® #VAFX2275206

\$900,000

3 Bedroom, 3.00 Bathroom, 1,977 sqft

Residential on 0.06 Acres

WEST MARKET, Reston, VA

Location, location, location! Walk to Reston Town Center, walk to the silver line Metro station at Reston Town Center, walk to the West Market community swimming pool, walk to a local pond and jog path, walk to the YMCA and the W&OD Trail! Short drive to reach Target, Cooper's Hawk, Reston Hospital, and everything else! This brick front, end unit, 2-car garage townhome boasts a 2-level sunroom extension and backs to trees on a non-thru loop with plenty of visitor parking! Neighbors are constantly asking to buy this house because of its privacy at the end of the loop, surrounded by trees. The home has MANY upgrades including new roof (2020), new 70-gallon water heater (2023), and gorgeous new Italian porcelain tile on the main level (2018)! The whole kitchen was renovated in 2007 (except cabinets) with granite countertops, stainless steel appliances, tile backsplash, recessed lights, and buffet bar! The upstairs hallway bathroom is ready for finishing; it was gutted and rebuilt "with the most expensive backerboard you can buy" on the floor and walls, plus there is a \$3,000 marble double-sink vanity, still in box, sitting in the garage, along with \$3,500 of porcelain wall and floor tile just waiting to be installed (will convey). (Gun safe in garage is available for separate purchase.) The rear patio is Spanish porcelain tile, and the side yard was leveled and filled with 6" of rock, ready for a future patio. The basement ceiling needs to be re-drywalled after plumbing repairs were



completed. Look at recent comps selling in the \$1M range, including a recent end unit for \$1.1M. This house will be a showstopper once again after cosmetic refreshing is done by the new owner. The West Market HOA community clubhouse is walking distance from this home, with swimming pool, fitness center, saunas, party/meeting room, and outdoor grill/patio area. The Reston Association offers annual membership passes for purchase (2025 rates were \$624 individual, \$848 family) giving access to their 1,350 acres of open space, 4 lakes, 15 swimming pools (some are heated and some have water slides), 54 tennis and pickleball courts, 34 tot lots, 25 ball fields, and 55+ miles of pathways for walking and cycling! (Some interior photos have been digitally edited to remove clutter so you can focus on the layout and structure of the house with fewer distractions.)

Built in 1998

Essential Information

MLS® #	VAFX2275206
Price	\$900,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,977
Acres	0.06
Year Built	1998
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Contemporary
Status	Active

Community Information

Address	12228 Dorrance Ct
Subdivision	WEST MARKET

City	Reston
County	FAIRFAX-VA
State	VA
Zip Code	20190

Amenities

Amenities	Soaking Tub, Stall Shower, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Ceiling Fan(s), Upgraded Countertops, Walk-in Closet(s)
Utilities	Cable TV Available
# of Garages	2
Garages	Garage Door Opener
View	Garden/Lawn, Trees/Woods, Water
Has Pool	Yes
HOA Amenities	Club House, Common Grounds, Community Ctr, Exercise Room, Jog/walk Path, Lake, Meeting Room, Party Room, Pool-Outdoor, Sauna, Swimming Pool

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Exhaust Fan, Ice maker, Microwave, Oven/Range-Gas, Oven-Self Cleaning, Refrigerator, Water Heater, Washer, Dryer
Heating	Forced Air
Cooling	Ceiling Fan(s), Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Fully Finished, Walkout Level
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantel(s), Screen, Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	Combination, Brick and Siding, Brick Front
Exterior Features	Sidewalks, Deck(s), Patio, Fenced-Rear, Fenced-Partially, Wood Fence
Lot Description	Backs to Trees, Landscaping, Lot Premium, Trees/Wooded
Windows	Bay/Bow, Double Pane, Palladian, Screens
Foundation	Slab

School Information

District	FAIRFAX COUNTY PUBLIC SCHOOLS
Elementary	LAKE ANNE
Middle	HUGHES
High	SOUTH LAKES

Additional Information

Date Listed	October 21st, 2025
Days on Market	9
Zoning	372

Listing Details

Listing Office	CENTURY 21 New Millennium
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Listing information last updated on October 29th, 2025 at 2:00am EDT