

**FOR SALE**



# 36169 Loudoun St

Round Hill, Virginia 20141

**\$1,650,000**

LIST PRICE

**7 Acres**

LOT SIZE

**2,000 SF**

LIVING SPACE

**2**

BUILDINGS

**1947**

YEAR BUILT

**AR1**

ZONING

## PROPERTY HIGHLIGHTS

- 7-Acre Landmark Loudoun County Property
- Brick Home + 8-Room Auxiliary Building
- 2,000 SF Total Living Space
- AR1 Zoning — Wide Range of Uses
- High Visibility Frontage on Route 7
- Public Utilities Adjacent to Property
- Manicured Grounds with Circular Drive
- Well Water On-Site
- Boutique Winery / Brewery Potential
- Farm-to-Table or Event Venue
- Bed & Breakfast / Retreat Ready
- ~15 min Leesburg · ~35 min Dulles



Discover one of the most unique and versatile properties in western Loudoun County. Located just east of Round Hill with high visibility from Route 7, this exceptional 7-acre estate features a classic brick home alongside an additional 8-room building — offering flexibility for a private estate, business venture, retreat, or agricultural operation. Zoned AR1 with public utilities adjacent. Minutes from Round Hill, Purcellville, Loudoun wineries, the Appalachian Trail, and the Blue Ridge Mountains.

**Kevin Jill**

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# Property Details

SALES PRICE

**\$1,650,000**

Western Loudoun estate

LOT SIZE

**7.0 Acres**

AR1 — multiple uses permitted

ZONING

**AR1 Agricultural**

Wide use flexibility

YEAR BUILT

**1947**

Classic brick construction

BUILDINGS

**2 Structures**

Brick home + 8-room aux building

LIVING SPACE

**2,000 SF**

Total interior square footage

KEY DISTANCES

**~5 min**

Purcellville

**~15 min**

Leesburg

**~35 min**

Dulles Airport

**~60 min**

Washington D.C.

**Nearby**

Appalachian Trail



POSSIBLE USES · Some may require a Special Exception through Loudoun County

Boutique Winery

Farm-to-Table Venue

Bed & Breakfast

Equestrian Farm

Event / Wedding

Private Estate

Artisan Market

Future Development

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