



2021

**LOUDOUN COUNTY**

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# APARTMENT GUIDE

Prepared by the **Loudoun County Office of Housing**

[loudoun.gov/apartmentguide](https://loudoun.gov/apartmentguide)



# 2021 APARTMENT GUIDE

The Loudoun County Apartment Guide contains information about both market rate and low-to-moderate income rental options in Loudoun County, VA. Average rent amounts are provided by participating communities and are subject to change.

Please contact communities directly to discuss pricing, availability, and other requirements.



## ACCESSIBILITY

Communities with this symbol in the guide have some units which are accessible to people with disabilities. The following accessibility codes are provided to help aid your search; however, please inquire directly with the rental community about accessible units and accommodation features.

<b>FF:</b> First floor apartments	<b>CW:</b> Doorway clearance (32" or wider)
<b>LH:</b> Lever style handles/faucets	<b>CM:</b> Counter height microwave
<b>AE:</b> Accessible elevator	<b>MT:</b> Maximum 1/2" thresholds at doors/transitions
<b>LC:</b> Low counters and vanities with knee space	<b>TT:</b> "T" turn or 60" turn in bathroom
<b>AP:</b> Accessible parking and access to building(s)	<b>LS:</b> Accessible light switches
<b>FC:</b> Front controls on stove/cooktop	<b>CC:</b> Cut curbs (for wheelchair access)
<b>OT:</b> Other accessibility features not listed	

The Loudoun County Department of Mental Health, Substance Abuse, and Developmental Services offers residential and support services for people with disabilities. For more information, visit [loudoun.gov/mhsads](http://loudoun.gov/mhsads) or call **(703) 771-5155** for Mental Health or **(703) 777-0377** for Developmental Services.

## OLDER ADULTS

A listing of apartment communities for older adults (age 55+) is included on page 15 of this guide. For information on retirement communities, assisted living facilities and nursing home placement, contact Loudoun County Adult and Aging Services at **(703) 771-5742** or visit [loudoun.gov/aps](http://loudoun.gov/aps). Additional resources can be found by calling Loudoun County Area Agency on Aging at **(703) 777-0257** or visiting [loudoun.gov/aaa](http://loudoun.gov/aaa).

## TROUBLE PAYING RENT?

The Virginia Rent Relief Program (RRP) is designed to ensure housing stability throughout the commonwealth during the coronavirus pandemic. Depending on the availability of funds, RRP may provide financial assistance to eligible tenants and landlords. Visit [dhcd.virginia.gov/rmrp](http://dhcd.virginia.gov/rmrp) for details and to apply. For more information about rent assistance in Loudoun, visit [loudoun.gov/5348/COVID-19-Rent-Assistance](http://loudoun.gov/5348/COVID-19-Rent-Assistance).

## AT RISK OF EVICTION OR HOMELESSNESS?

The Loudoun County Information and Referral (I&R) Program provides streamlined access to multiple service providers and nonprofits that specifically address the issue of housing instability. If you are experiencing an immediate housing crisis, call the I&R line at **(703) 777-0420**. I&R Specialists also can assist with other needs such as childcare, employment, public benefits, and health and dental care. For more information about I&R, visit [loudoun.gov/5287/Information-Referral](http://loudoun.gov/5287/Information-Referral).

# 2021 APARTMENT GUIDE

## ADU = Affordable Dwelling Unit Rental Program

The Affordable Dwelling Unit (ADU) rental program offers qualified households an opportunity to lease an apartment for a lower rental rate than typical market rents. The total gross household income must be between 30%-50% of Area Median Income adjusted for family size. The ADU wait list is currently OPEN.

Applicants must first obtain an ADU rental certificate and then can contact participating apartment communities directly to see if any ADU units are available. Communities with the ADU symbol in this guide offer both market rate units and ADU units. The market rates are listed in the guide. Visit [loudoun.gov/adu](http://loudoun.gov/adu) for a list of ADU participating communities and to apply for the program online.

## TC = Tax Credit Communities

The Low Income Housing Tax Credit (LIHTC) program is administered by Virginia Housing (formerly VHDA). Communities with the TC symbol in this guide have some units which are set aside as affordable housing for households earning less than 50-60% of Area Median Income. Since Loudoun County does not administer LIHTC units, call each community directly for more information about income guidelines and rent amounts. Ask if there are any “tax credit units” and ask about a wait list.

## Housing Choice Voucher Program (HCV)

The Housing Choice Voucher (HCV) program provides rental assistance to low-income families, older adults, and people with disabilities. To qualify for a voucher, total gross household income must not exceed 50% of Area Median Income adjusted for family size. The Loudoun County HCV wait list is currently CLOSED. Visit [loudoun.gov/hcv](http://loudoun.gov/hcv) for more information.

In 2020, a new protection was added under the Virginia Fair Housing Law to prohibit discrimination based on “source of funds,” including Housing Choice Vouchers. More information about “source of funds” protections is available from the Virginia Fair Housing Office at [dpor.virginia.gov/fairhousing](http://dpor.virginia.gov/fairhousing).

## INCOME LIMITS BY FAMILY SIZE







(HUD EFFECTIVE APRIL 1, 2021)

% of Median Income	1	2	3	4	5	6	7	8
30%	\$27,100	\$31,000	\$34,850	\$38,700	\$41,800	\$44,900	\$48,000	\$51,100
50%	\$45,150	\$51,600	\$58,050	\$64,500	\$69,700	\$74,850	\$80,000	\$85,150
60%	\$54,200	\$61,950	\$69,700	\$77,400	\$83,600	\$89,800	\$96,000	\$102,200
70%	\$63,250	\$72,250	\$81,300	\$90,300	\$97,550	\$104,750	\$112,000	\$119,200
100%	\$90,300	\$103,200	\$116,100	\$129,000	\$139,350	\$149,650	\$160,000	\$170,300

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# ASHBURN




Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
<b>Acadia by Courtland</b> 19900 Broad Vista Terrace Ashburn, VA 20147 Phone: (703) 729-9810 Fax: (703) 729-9878 acadia@cortland.com	235 71 14 224 24 62	1 BD/1 BA 1 BD/1BA/Loft 1 BD/2 BA/Loft 2 BD/2 BA 2 BD/2 BA/Loft 3 BD/2 BA	<i>Call for Pricing</i>	Pool, Fitness Center, In-Unit W/D, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. acadia-apartments.com <b>ADU</b>  FF, AE, AP, CW, MT, LS, LH, LC, TT, CC
<b>The Acclaim at Ashburn</b> 43848 Dodge Terrace Ashburn, VA 20147 Phone: (703) 230-8255 ymartinez@avanath.com	84 54 36	2 BD/1.5 BA 2 BD/2 BA 3 BD/2 BA	\$1326 \$1326 \$1532	Pool, Fitness Center, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. avanath.com/community/acclaim-at-ashburn <b>TC</b>  FF, AP
<b>The Ashborough</b> 20155 San Joaquin Terrace Ashburn, VA 20147 Phone: (571) 223-2400 theashborough@bellpartnersinc.com	238 216 50	1 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1679 \$2181 \$2444	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. ashboroughapts.com <b>ADU</b>  95 Units: FF, AP, LS, FC, CC
<b>Ashburn Chase Apartments</b> 19761 Ashburn Road Ashburn, VA 20147 Phone: (703) 713-5678 Fax: (703) 997-1279 ashburnchase@tmamgroup.com	19 58 19	1 BD/1BA 2BD/2BA 3BD/2BA	\$1280-\$1290 \$1555 \$1745	Playground, Fitness Center, Balcony/Patio, In-Unit W/D, Smoke-Free Bldg. ashburnchaseapts.com <b>TC</b>  6 Units: AE
<b>Ashburn Meadows</b> 21030 Lowry Park Terrace Ashburn, VA 20147 Phone: (703) 723-3390 info@ashburnmeadows.com	62 212 62	2 BD/1BA 2 BD/2BA 3 BD/2BA	\$1636 \$1636 \$1895	Pool, Fitness Center, In-Unit W/D, Playground, Balcony, Pet-Friendly, Smoke-Free Bldg. ashburnmeadows.com <b>TC</b>  15 Units: FF, AP, LS
<b>Atley on the Greenway</b> 21800 Granite Mountain Terrace Ashburn, VA 20147 Phone: (703) 472-2946 evirgulak2@ffres.com	280 202 14	1 BD 2 BD 3 BD	\$1885 \$2183 \$2414	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. atleyonthegreenway.com <b>ADU</b>  7 Units: FF, AP, CW, MT, LH, LC, CM, TT, CC

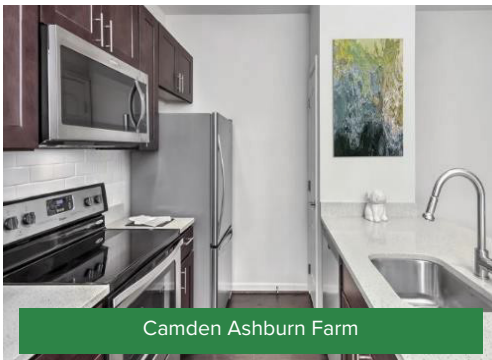
Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
<b>Bell Ashburn Farms</b> 22541 Hickory Hill Square Ashburn, VA 20148 Phone: (703) 729-3100 ashburnfarms@bellpartnersinc.com	205 238 21	1 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1529 \$1644 \$2310	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. <a href="http://bellashburnfarms.com">bellashburnfarms.com</a> <b>ADU</b>  7 Units: FF, AP, TT
<b>BLVD Commons</b> 43805 Central Station Drive Ashburn, VA 20147 Phone: (571) 392-5300 leasing@blvdloudoun.com	12 69 106 149 21	Studio 1 BD 1 BD/Den 2 BD 2 BD/Den	\$1495-\$2420 \$1680-\$2615 \$1705-\$2315 \$2035-\$3240 \$2640-\$3565	Pool, Fitness Center, In-Unit W/D, Pet-Friendly, Smoke-Free Bldg. <a href="http://commons.blvdloudoun.com">commons.blvdloudoun.com</a> <b>ADU</b>  8 Units: CC
<b>BLVD Flats</b> 22106 Gramercy Park Drive Ashburn, VA 20147 Phone: (571) 392-5300 leasing@blvdloudoun.com	24 20 14	1 BD 1 BD/Den 2 BD	\$1930-\$1990 \$1990 \$2360-\$2540	Pool, Fitness Center, In-Unit W/D, Pet-Friendly, Smoke-Free Bldg. <a href="http://flats.blvdloudoun.com">flats.blvdloudoun.com</a>  3 Units: CC
<b>BLVD Gramercy East</b> 22050 Eastside Drvie Ashburn, VA 20147 Phone: (571) 392-5300 leasing@blvdloudoun.com	22 74 82 68 14	Studio 1 BD 1 BD/Den 2 BD 3 BD	\$1595-\$1740 \$1720-\$1980 \$1895-\$2190 \$2130-\$2245 \$2785-\$3105	Pool, Fitness Center, In-Unit W/D, Pet-Friendly, Smoke-Free Bldg. <a href="http://gramercyeast.blvdloudoun.com">gramercyeast.blvdloudoun.com</a> <b>ADU</b>  9 Units: CC
<b>Broadlands Apartments</b> 21799 Crescent Park Square Ashburn, VA 20148 Phone: (703) 729-3600 leads@broadlandsapt.com	102 136 54	1 BD 2 BD 3 BD	\$1564 \$2199-\$2270 \$2405-\$2589	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly <a href="http://broadlandsapt.com">broadlandsapt.com</a> <b>ADU</b>  88 Units: FF, AP, CW, MT, LH, FC, CC
<b>Camden Ashburn Farm</b> 20886 Isherwood Terrace Ashburn, VA 20147 Phone: (703) 729-7800 Fax: (703) 729-7833		<i>Visit website for details</i>		<a href="http://camdenliving.com/ashburn-va-apartments/camden-ashburn-farm">camdenliving.com/ashburn-va-apartments/camden-ashburn-farm</a>
<b>Camden Silo Creek</b> 43449 Silo Creek Terrace Ashburn, VA 20147 Phone: (703) 729-7744 Fax: (703) 729-5062		<i>Visit website for details</i>		<a href="http://camdenliving.com/ashburn-va-apartments/camden-silo-creek">camdenliving.com/ashburn-va-apartments/camden-silo-creek</a> <b>ADU</b>

# ASHBURN

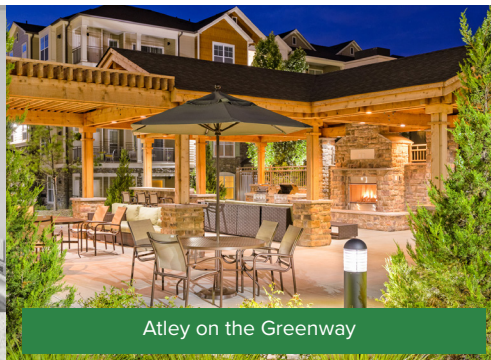
Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
<b>The Grove at Flynn's Crossing</b> 21892 Blossom Hill Terrace Ashburn, VA 20147 Phone: (703) 724-7889 flynnscrossing@secpropres.com	24 48 78 18	1 BD/1 BA 2 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1282 \$1489 \$1539 \$1780	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-free Bldg. <a href="http://securityproperties.com/ashburn/grove-at-flynnscrossing-apartments/">securityproperties.com/ashburn/grove-at-flynnscrossing-apartments/</a> <b>TC</b>  56 Units: FF, AP, FC
<b>The Heights at Goose Creek Village</b> 42785 Generation Drive Ashburn, VA 20147 Phone: (703) 723-8888 theheightsatgoosecreek@lincolnapts.com	24 89 6 104 7	Studio 1 BD/1BA 1 BD/1BA/Den 2 BD/2BA 2 BD/2BA/Den	\$1550 \$1750 \$1875 \$2200 \$2450	Pool, Fitness Center, In-Unit W/D, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. <a href="http://theheightsgcv.com">theheightsgcv.com</a>  4 Units: AE, AP, CW, MT, LS, LC, FC, CM, TT, CC
<b>Jefferson Arbors at Broadlands</b> 43170 Thistledown Terrace Broadlands, VA 20148 Phone: (866) 977-2486 arborsleasing@jagmgt.com	64 8 24 104 16 24	1 BD/1BA 1BD/1 BA/Loft 2 BD/1 BA 2 BD/2 BA 2 BD/2 BA/Loft 3 BD/2 BA	\$1579 \$1904 \$1953 \$2113 \$2383 \$2423	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly <a href="http://arborsatbroadlands.com">arborsatbroadlands.com</a>
<b>Loudoun Heights Apartments</b> 20300 River Ridge Terrace Ashburn, VA 20147 Phone: (703) 478-8388 loudounheights@kcmpts.com	164 40 224 38	1 BD/1 BA 1 BD/1 BA/Den 2 BD/2 BA 3 BD/2 BA	\$1495-\$1515 \$1790 \$1875 \$1920	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly <a href="http://loudounheightspts.com">loudounheightspts.com</a>  108 Units: FF, AP, CW, MT
<b>The Point at Ashburn</b> 22555 Leanne Terrace Ashburn, VA 20148 Phone: (571) 223-2002 leasingashburn@pancomgt.com	4 210 170 29	Studio 1 BD/1 BA 2 BD/2 BA 1 BD/2 BA	\$1525 \$1622 \$2135 \$2295	Pool, Fitness Center, In-Unit W/D, Balcony/Patio, Pet-Friendly <a href="http://thepointatashburn.com">thepointatashburn.com</a> <b>ADU</b>  7 Units: AE, AP, CW, LC, CM
<b>Saddle Ridge Apartments</b> 20070 Coltsfoot Terrace Ashburn, VA 20147 Phone: (703) 729-0090 Fax: (703) 729-2179 saddleridge@pointemgt.com	48 66 84 18	1 BD/1 BA 2 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1650 \$1775 \$1850 \$2100	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. <a href="http://saddleridgeapartmentsva.com">saddleridgeapartmentsva.com</a>
<b>Vyne One Loudoun</b> 44819 Atwater Drive Ashburn, VA 20147 Phone: (833) 200-8493 vyne@kettler.com		1 BD/1 BA 2 BD/2 BA	Visit website for pricing	<a href="http://livevyne.com">livevyne.com</a> Please call for more information on amenities and accessibility <b>ADU</b>

# BRAMBLETON/SOUTH RIDING/ARCOLA

Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
<b>Abbey and Devon at South Riding</b> 43001 Thoroughgood Drive South Riding, VA 20152 Phone: (703) 327-9311 Fax: (703) 327-8731 abbey-devon@tfjgroup.com	90 150 48	1 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1419 \$1699 \$1919	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly <i>theabbey-apts.com</i> <b>ADU TC</b>
<b>The Elms at Arcola</b> 24710 Tribe Square Dulles, VA 20166 Phone: (703) 327-9300 arcola@elmsliving.com	44 174 30	1 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1730-\$1855 \$2132-\$2312 \$2314-\$2467	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. <i>arcolaelmsliving.com</i> <b>ADU</b>  5 Units: FF, AE, AP, CW, LH, LC, FC, CM, CC
<b>Shreveport Ridge Apartments</b> 42597 Prescott Green Square Ashburn, VA 20148 Phone: (703) 542-8115 Fax: (703) 542-0110 shreveport@tmamgroup.com	8 60 14 16	1 BD/1 BA 2 BD/1.5 BA 3 BD/2 BA 4 BD/3 BA	\$831 \$1055 \$1080 \$1094 <i>Income Limits Apply</i>	Playground, In-Unit W/D, Smoke-Free Bldg. <i>shreveportridgeapts.net</i> <b>TC</b>  10 Units: FF, AP, LS, LC
<b>The Woods at Brambleton</b> 23601 Willshaw Square Ashburn, VA 20148 Phone: (703) 722-2424 Fax: (571) 579-9030 thewoods@tmamgroup.com	10 56 134 2	Efficiency 1 BD 2 BD 3 BD	\$1005 \$1075 \$1120 \$1120 <i>Income Limits Apply</i>	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Smoke-Free Bldg. <i>thewoodsatbrambleton.com</i> <b>TC</b>  4 Units: FF, LS, LC
<b>The Woods at BTC</b> 22855 Brambleton Plaza, #103 Ashburn, VA 20148 Phone: (703) 327-9217 thewoodsbtc@tmamgroup.com	55	3 BD	\$1755	Balcony/Patio, In-Unit W/D, Smoke-Free Bldg. <i>thewoodsatbtc.com</i> <b>TC</b>



Camden Ashburn Farm








Atley on the Greenway









Camden Silo Creek

# LEESBURG

Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
<b>Assembly Leesburg</b> 86 Heritage Way NE Leesburg, VA 20176 Phone: (703) 771-0204 assemblyleesburg@greystar.com	67 67	2 BD/1 BA 2 BD/2 BA	\$1600 \$1600	Pool, Playground, In-Unit W/D, Balcony/Patio, Pet-Friendly, Smoke- Free Bldg. assemblyleesburgapts.com
<b>Bellemeade Farms</b> 775 Gateway Drive SE Leesburg, VA 20175 Phone: (703) 771-8738 bellemeadefarms@bhmanagement.com	200 116	1 BD/1 BA 2 BD/2 BA	\$1671-\$1779 \$1900-\$2000	Pool, Fitness Center, In-Unit W/D, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. bellemeadefarmsapts.com  6 Units: FF, AP, CW, MT, LS, LH, LC, CC
<b>Camden Lansdowne</b> 43805 Stoney Brook Square Lansdowne, VA 20176 Phone: (703) 726-3900 Fax: (703) 726-4900 lansdowne@camdenliving.com	268 30 321 73	1 BD/1 BA 1 BD/1BA/Den 2 BD/2 BA 3 BD/2 BA	Visit website for pricing	camdenliving.com/lansdowne-va-apartments/camden-lansdowne <b>ADU</b>  Please call for more information on amenities and accessibility
<b>Evans Ridge Apartments</b> 428 Evans Ridge Terrace NE Leesburg, VA 20176 Phone: (703) 779-0027 Fax: (703) 779-4788 evans_ridge@paradigmcos.com	90 60	2 BD/1 BA 3 BD/2 BA	\$1600-\$1625 \$1800-\$1850	Pool, In-Unit W/D, Pet-Friendly, Smoke-Free Bldg. evansridgeapartments.com <b>TC</b>  25 Units: FF, AP, CW, MT, LS, LH, FC
<b>Jefferson Somerset Park</b> 600 Somerset Park Drive SE Leesburg, VA 20175 Phone: (703) 669-0705 Fax: (703) 669-0706 somerseitleasing@jagmgt.com	64 72 14	1 BD/1 BA 2 BD/2 BA 2 BD/2 BA/Loft	Visit website for pricing	Playground, Fitness Center, In-Unit W/D, Balcony/ Patio, Pet-Friendly jeffersonsomersetpark.com  4 Units: FF, AP, CW, LC, FC, CM, TT
<b>Leesburg Apartments</b> 75 Plaza Street NE 807 Edwards Ferry Road Leesburg, VA 20176 Phone: (703) 777-7600 Fax: (703) 478-1966 leesburgapartments@vestacorp.com	13 250 142	1 BD/1 BA 2 BD/1 BA 3 BD/1 BA	\$1319 \$1335-\$1420 \$1469-\$1584	Pool, Fitness Center, Playground, Pet-Friendly, Smoke-Free Bldg. leesburgapts.com <b>TC</b>  12 Units: FF, AP, LH, Ramp Access

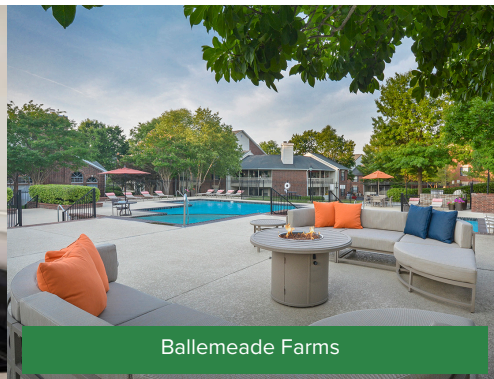
# LEESBURG

Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
<b>The Manor Apartments</b> 28 Fort Evans Road NE Leesburg, VA 20176 Phone: (703) 777-1711 Fax: (571) 888-3352 themanor@wmapts.com	36 162	1 BD/1BA 2 BD/1.5 BA	\$1294-\$1392 \$1580-\$1615	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly <i>wm-themanor.com</i>
<b>The Manor East Apartments</b> 36 Fort Evans Road NE Leesburg, VA 20176 Phone: (703) 777-1711 Fax: (571) 888-3352 themanor@wmapts.com	31 45 88	1 BD/1BA 1 BD/1 BA/Den 2 BD/1 BA	\$1369-\$1453 \$1453 \$1663-\$1743	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly <i>wm-themanor.com</i>
<b>The Metropolitan at Village of Leesburg</b> 1500 Balch Drive SE Leesburg, VA 20175 Phone: (703) 779-7770 Fax: (703) 779-7755 metleesburg@kettler.com	5 160 30 110 30	Studio 1 BD 1 BD/Den 2 BD 3 BD	\$1600 \$1700 \$1800 \$2100 \$2700	Pool, Fitness Center, In-Unit W/D, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. <i>metleesburg.com</i>  7 Units: FF, AE, AP, LC, FC, CM
<b>The Point at Loudoun</b> 703 Clark Court NE Leesburg, VA 20176 Phone: (703) 777-3401 Fax: (703) 777-3819 leasingloudoun@pancomgt.com	40 38 153 57 96	1 BD/1 BA 1 BD/1 BA/Den 2 BD/2 BA 2 BD/2 BA/Den 3 BD/2 BA	\$1368 \$1493 \$1516 \$1595 \$1727	Pool, Fitness Center, In-Unit W/D, Playground, Pet-Friendly <i>thepointatloudoun.com</i>
<b>Potomac Station Apartments</b> 652 Fort Evans Road Suite 107 Leesburg, VA 20176 Phone: (703) 669-8098 karina.melgar@crcpropertymanagement.com	30 90 30	2 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1640 \$1640 \$1885	Pool, Fitness Center, Playground, Balcony/Patio, Pet-Friendly Smoke-Free Bldg. <i>potomacstation.com</i>   7 Units: FF, AP, CW, MT, LS, LH, LC, TT
<b>Tuscarora Creek Apartments</b> 130 Clubhouse Drive SW Leesburg, VA 20175 Phone: (703) 771-9212 Fax: (703) 777-8546 leads@tuscaroracreekapt.com	10 45 54 12	Studio 1 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1210 \$1530 \$1631 \$2032	Pool, Fitness Center, Playground, Balcony/Patio, In-Unit W/D, Pet-Friendly <i>tuscaroracreekapt.com</i>  2 Units: FF, AP, CW, CC
<b>Village Townhomes</b> 201 Valley View Avenue SW Leesburg, VA 20175 Phone: (540) 667-7293 info@pagebrooke.com	60 total units	1 BD 2 BD 3 BD	\$1025 \$1275 \$1500	<i>pagebrooke.com/apartments/leesburg-va/page-brooke-village-townhouses/</i>

Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
<b>The Acclaim at Sterling</b> 46910 Shady Point Square Sterling, VA 20164 Phone: (703) 404-9711 sterling@avanath.com	35 45 22	2 BD/1.5 BA 2 BD/2 BA 3 BD/2 BA	\$1524 \$1524 \$1664	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. <i>acclaimatsterling.com</i> <b>TC</b>
<b>Cascades Overlook Apartments</b> 20803 Wallingford Square Sterling, VA 20165 Phone: (703) 406-0066 Fax: (703) 406-2878 cascadesoverlook@kettler.com	108 36 182 34	1 BD/1 BA 2 BD/1 BA 2 BD/2 BA 3 BD/3 BA	\$1550 \$1800 \$2000 \$2360	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly <i>cascadesoverlookapt.com</i>  29 Units: FF, AP, CW, MT, LS
<b>Chase Heritage</b> 1212 Chase Heritage Circle Sterling, VA 20164 Phone: (703) 450-7172 Fax: (703) 450-7174 dadamavage@gables.com	103 41 76 16	1 BD/1 BA 2 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1550 \$1815 \$1950 \$2300	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. <i>gables.com/chaseheritage</i>
<b>City Center Towns</b> Bennett Station Square Leasing at 21153 Parc Dulles Sterling, VA 20166 Phone: (703) 433-1220 citycentertownes@lerner.com	14 52	2 BD/Den 3 BD	\$2800 \$3400	Pool, Playground, Fitness Center, In-Unit W/D, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. <i>livelerner.com/city-center-townes</i>
<b>Commons on Potomac Square</b> 21282 McFadden Square, #112 Sterling, VA 20165 Phone: (703) 421-7555 potomacsquare@bonaventure.com	36 12 39 14	1 BD/1 BA 1 BD/1 BA/Loft 2 BD/2 BA 2 BD/2BA/Loft	\$1434 \$1549 \$1653-\$1753 \$1857-\$1994	Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. <i>potomacsquareapts.com</i> <b>ADU</b>  4 Units: FF, AP, CW, MT, LS, LH, LC, FC, CM, TT, CC



The Point at Loudoun










Ballemeade Farms







VanMetre Tuscarora Creek

# STERLING

Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
<b>The Fields at Cascades</b> 21260 Huntington Square Sterling, VA 20166 Phone: (703) 404-2000 Fax: (703) 404-2003 thefieldscascades@kettler.com	64 176 80	2 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1350 \$1599 \$1855	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly thefieldscascades.com  92 Units: FF, AP
<b>Heronview Apartments</b> 45170 Kincora Drive Sterling, VA 20166 Phone: (571) 926-8440 heronview@gemmanagement.net	26 52 18	1 BD/1 BA 2BD/2BA 3 BD/2BA <i>Current waitlist for all unit types.</i>	\$1042 \$1246 \$1485	Fitness Center, Smoke-Free Bldg. heronviewapts.com  60 Units: FF, AE, AP, LC, FC, TT
<b>Jameson at Kincora</b> 20725 Wood Quay Drive Sterling, VA 20166 Phone: (571) 376-6090 thejameson@greystar.com	333 total units	1 BD/1 BA 2 BD/2 BA	\$1702-\$1935 \$2300	Pool, Fitness Center, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. thejameson.com  30 Units: AE, AP, CW, LC, CM
<b>Lerner Parc Dulles</b> 21153 Parc Dulles Square Sterling, VA 20166 Phone: (703) 433-1220 Fax: (703) 421-1079 parcdulles@lerner.com	150 214 29	1 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1656-\$1813 \$1981-\$1995 \$2372	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly livelerner.com/lerner-parc-dulles  5 Units: FF, AE, MT, LC, FC, CC
<b>Lerner Remington</b> 21000 Stanford Square Sterling, VA 20166 Phone: (703) 433-0000 remingtoninfo@lerner.com	106 40 167 64 28	1 BD 1 BD/Loft 2 BD 2 BD/Loft 3 BD	\$1500-\$1700 \$1600-\$1750 \$1750-\$2000 \$1850-\$2200 \$1900-\$2500	Pool, Playground, Fitness Center, In-Unit W/D, Pet-Friendly livelerner.com/lerner-remington  Less than 10 Units: FF, AP, CW, LS, LH, LC, FC, CM, TT, CC
<b>Muirfield Woods Apartments</b> 21940 Muirfield Circle Sterling, VA 20164 Phone: (703) 444-9400 Fax: (703) 450-9471 muirfieldwoodsleasing@amurcon.com	84 72	1 BD 2 BD	\$1550 \$1750	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly muirfieldwoodsapartments.com  2 Units: FF, AP, CW, MT, LS, LH, LC, FC, TT, CC
<b>Potomac Garden Apartments</b> 1300 Sanderson Drive Sterling, VA 20164 Phone: (703) 430-9588 pgapts@rollingparkllc.com	31 35 45 10 40 15 16	1 BD/1 BA 1 BD/1 BA/Den 2 BD/1 BA 2 BD/1 BA/Den 2 BD/2 BA 2 BD/2 BA/Den 3 BD/2 BA	\$1395 \$1475 \$1610 \$1695 \$1675 \$1845 \$2100	Pool, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. rollingparkllc.com/potomac-garden  192 Units: FF, AP, CW, MT, LS, LH, FC

# STERLING

Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
<b>The Reserve at Town Center</b> 20723 Reserve Falls Terrace Potomac Falls, VA 20165 Phone: (571) 203-8966 reserveattowncenter@pointemgt.com	128 126 36	1 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1650 \$1950 \$2400	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. <a href="http://reserveattowncenter.com">reserveattowncenter.com</a> <b>ADU</b>  6 Units: FF, AP, CW, MT, LH, LS, LC, FC, TT, CC
<b>Stone Springs Apartments</b> 42225 Glascock Field Drive Sterling, VA 20166 Phone: (703) 454-0199 stonesprings@gemmanagement.net	32 84 12	1 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1291 \$1547 \$1773	Pool, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. <a href="http://stonespringsapartments.com">stonespringsapartments.com</a> <b>TC</b>  10 Units: FF, AE, AP, CW, MT, LS, LH, LC, FC, CM, TT, CC
<b>Village at Potomac Falls</b> 20576 Idle Brook Terrace Sterling, VA 20165 Phone: (703) 421-9111 Fax: (703) 421-3811 potomacfallsleasing@morganproperties.com	78 40 104 24	1 BD/1 BA 2 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1650 \$1850 \$1930 \$2465	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly <a href="http://morgan-properties.com/apartments/va/sterling/village-at-potomac-falls/">morgan-properties.com/apartments/va/sterling/village-at-potomac-falls/</a>  5 Units: FF, AP, LS, LC, FC, CC
<b>Windmill Parc</b> 21258 Windmill Parc Drive Dulles, VA 20166 Phone: (703) 436-6023 Fax: (703) 956-9916 windmillparcdtc@lerner.com	176 225 36	1 BD 2 BD 3 BD	\$1653 \$2079 \$2508	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. <a href="http://livelerner.com/lerner-windmill-parc">livelerner.com/lerner-windmill-parc</a>  21 Units: FF, AE, AP, CW, LC, FC, CM, TT



The Acclaim at Sterling







Commons on Potomac Square



Village at Potomac Falls

# WESTERN LOUDOUN

Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
<b>Barton Place</b> 1101 West Washington Street Middleburg, VA 20117 Phone: (540) 687-3402 Fax: (540) 687-5946 windyhill@tmamgroup.com	4 2	1 BD/1 BA 2 BD/1 BA	\$485-\$615 \$685-\$710	Pets Allowed with a Reasonable Accommodation <a href="http://windyhillfoundation.org">windyhillfoundation.org</a> 
<b>Hamilton Garden Apartments</b> 17 West Virginia Avenue Hamilton, VA 20158 Phone: (540) 338-5582	6	2 BD/1 BA	\$975-\$995	 Please call for more information on amenities and accessibility.
<b>Llewellyn Village Apartments</b> 300 Windy Hill Road Middleburg, VA 20117 Phone: (540) 687-3402 Fax: (540) 687-5946 windyhill@tmamgroup.com	16	2 BD/1 BA	30% of Gross Monthly Income	Playground, Pets Allowed with a Reasonable Accommodation <a href="http://windyhillfoundation.org">windyhillfoundation.org</a> TC  1 Unit: FF, AP, CW, LS, LH, LC, FC, TT
<b>Lovettsville Apartments</b> 15 East Broadway Lovettsville, VA 20180 Phone: (540) 822-4200 Fax: (540) 822-4773 loudounstorage15@gmail.com	4 2	1 BD 2 BD	\$800 \$900	Smoke-free Bldg.
<b>Main Street Commons Apartments</b> 119 N. 16th Street Office Purcellville, VA 20132 Phone: (540) 338-6912 Fax: (540) 338-7555 mainstreetcommons@hotmail.com	10 55 25	1 BD/1 BA 2 BD/1.5 BA 3BD/2 BA	\$1050 \$1175 \$1420	Pool, Playground, Balcony/Patio, Pet-Friendly TC  8 units: FF, LC, FC, TT, CC







Somerset Park



Maple Avenue Apartments

# WESTERN LOUDOUN

Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
<b>Maple Avenue Apartments</b> 650 Dominion Terrace Suite B1 Purcellville, VA 20132 Phone: (540) 751-0100 Fax: (540) 751-0102 nadine@armigermanagement.com	10 10 10 10 10 10	1 BD/1 BA 1BD/1 BA Den 2 BD/2 BA 2 BD/2 BA/Den 2 BD/2 BA/Split 2 BD/2 BA/ Sitting Room	\$1175 \$1195 \$1320 \$1335 \$1355 \$1375	Fitness Center, In-Unit W/D, Play-ground, Balcony/Patio, Pet-Friendly <b>TC</b>  2 Units: FF, AP, CW, LS, LH, LC, FC, CM, CC
<b>Mosby Court Apartments</b> 7 & 8 Mosby Court Round Hill, VA 20141 Phone: (540) 338-5582	12	2 BD/1 BA	\$975-\$995	 Please call for more information on amenities and accessibility.
<b>Purcellville East Apartments</b> 110 North 16th Street Purcellville, VA 20132 Phone: (540) 338-5604 Fax: (540) 338-5201	10 34 2	1 BD/1 BA 2 BD/1 BA 3 BD/1 BA	\$680-\$878 \$720-\$893 \$754-\$933 <i>Income Limits Apply</i>	Playground, Balcony/Patio <b>TC</b>  3 Units: FF, AP, CW, MT, LS, LH, LC, FC, TT
<b>Virginia Lane</b> Middleburg, VA 20117 Phone: (540) 687-3402 Fax: (540) 687-5946 windyhill@tmamgroup.com	14 town-homes	1 BD/1 BA 2 BD/1 BA 3 BD/2 BA	\$750 \$915 \$985	In-Unit W/D, Balcony/Patio, Pets Allowed with a Reasonable Accommodation <a href="http://windyhillfoundation.org">windyhillfoundation.org</a>  1 Unit: FF, AP, CW, MT, LS, LH, LC, FC, TT
<b>Windy Hill Affordables (The Cottages)</b> Windy Hill Road Middleburg, VA 20117 Phone: (540) 687-3402 windyhill@tmamgroup.com	11 single family cottages	1 BD/1 BA 2 BD/1 BA 3 BD/2 BA	\$480 \$585 \$725	In-Unit W/D, Balcony/Patio, Pets Allowed with a Reasonable Accommodation <a href="http://windyhillfoundation.org">windyhillfoundation.org</a>









Lerner Remington



BLVD Loudoun Station

# OLDER ADULTS

Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
<b>Cascades Village Apartments</b> 46565 Harry Byrd Highway Sterling, VA 20164 Phone: (703) 896-9771 Fax: (703) 896-9779 ycropp@avanath.com	123 27	1 BD/1BA 2 BD/2 BA	\$1349 \$1335	Fitness Center, Pet- Friendly, Smoke-Free Bldg. <a href="http://cascadesvillage.com">cascadesvillage.com</a> TC  AE, AP, CW
<b>Levis Hill House</b> 1000 West Washington Street Middleburg, VA 20117 Phone: (540) 687-3402 Fax: (540) 687-5946 windyhill@tmamgroup.com	14 6	1 BD/1 BA 2 BD/2 BA	30% of Gross Monthly Income	In-Unit W/D, Balcony/Patio, Pets Allowed with a Reasonable Accommodation <a href="http://windyhillfoundation.org">windyhillfoundation.org</a> TC  6 Units: FF, AE, AP, CW, MT, LS, LH, LC, FC, TT
<b>Madison House Apartments</b> 25 Monroe Street SE Leesburg, VA 20175 Phone: (703) 777-5510 Fax: (703) 777-7247 triley@res1.net	93 6	1 BD/1BA 2 BD/1 BA	30% of Gross Monthly Income  Waitlist applications accepted beginning January 1, 2022	Fitness Center, Pet-Friendly, Smoke-Free Bldg. <a href="http://res1.net">res1.net</a> TC  6 Units: FF, AE, AP, CW, LC, CC
<b>William Watters House</b> 22365 Enterprise Street Sterling, VA 20164 Phone: (703) 406-0611 Fax: (703) 406-0377 agreenberg@thecapitalrealty.com	23 68	Studio 1 BD/1 BA	\$1321 \$1539  30% of Gross Monthly Income	Fitness Center, Smoke-Free Bldg. TC  5 Units: FF, AE, AP, MT, LS, LH, LC, FC, TT, CC
<b>Wingler House Apartments</b> 20900 Runny Meade Terrace Ashburn, VA 20147 Phone: 703) 858-9507 Fax: (703) 858-9509 dgrove@winglerhouse.com	161 103	1 BD/1 BA 2 BD/2 BA	\$990-\$1055 \$1250	Balcony/Patio, Smoke-free Bldg. <a href="http://qpmgmt.com/properties/wingler-house">qpmgmt.com/properties/wingler-house</a> TC  All Units: FF, AE, AP, CW, MT, LS, LH, LC, FC, CC
<b>The Woods at Birchwood</b> 42950 Summer Grove Terrace Ashburn, VA 20148 Phone: (703) 722-2763 Fax: (703) 997-3076 birchwood@tmamgroup.com	44 39	1 BD/1 BA 2BD/2 BA	\$1030 \$1262	In-Unit W/D, Balcony/Patio, Pet-Friendly, Smoke-free Bldg. <a href="http://thewoodsatbirchwood.com">thewoodsatbirchwood.com</a> TC  9 Units: AE, CW, LC, CM

A new community, **Loudoun View Senior Living** is coming soon! Visit [loudounviewsenior.com](http://loudounviewsenior.com) for updates.

# RESOURCES

**Virginia Housing** (formerly VHDA) maintains a website with apartment listings throughout the state and provides useful information for choosing a rental home. Visit [virginiahousingsearch.com](http://virginiahousingsearch.com) and [vhda.com/renterresources](http://vhda.com/renterresources).

**Stayhomevirginia.com** offers information about federal and state protections in place for renters and landlords.

The **U.S. Department of Housing and Urban Development** (HUD) offers resources for renters at [hud.gov/coronavirus/resources\\_for\\_renters](http://hud.gov/coronavirus/resources_for_renters).

The **Consumer Finance Protection Bureau** (CFPB) offers a searchable listing of HUD-approved housing counseling agencies. Visit [consumerfinance.gov/find-a-housing-counselor](http://consumerfinance.gov/find-a-housing-counselor).

**Walk Score** measures the walkability of any address. Visit [walkscore.com](http://walkscore.com) to find out if an address is walkable, where most errands can be accomplished on foot, or if it is car-dependent. Also find out how well a location is served by public transportation and find information on the bike score and bike infrastructure in different communities.

Loudoun County offers an **ADU Purchase** Program and **Homeownership Loan** Programs. For more information, visit [loudoun.gov/adu](http://loudoun.gov/adu) and [loudoun.gov/homeloanprograms](http://loudoun.gov/homeloanprograms).

## FAIR HOUSING



The Fair Housing Act protects people from discrimination when they are renting, buying, or securing financing for housing. If you believe you have been the victim of housing discrimination, contact the Virginia Fair Housing Office at **(888) 551-3247** (toll free), Virginia Relay 7-1-1 (TDD) or [fairhousing@dpwr.virginia.gov](mailto:fairhousing@dpwr.virginia.gov). Visit [dpwr.virginia.gov/fairhousing](http://dpwr.virginia.gov/fairhousing) for more information.

As a renter in Virginia, you have rights and responsibilities under the **Virginia Residential Landlord and Tenant Act** (VRLTA). It is important to know your rights and responsibilities under this act. Read the VRLTA at [law.lis.virginia.gov/vacode/title55.1/chapter12/](http://law.lis.virginia.gov/vacode/title55.1/chapter12/).

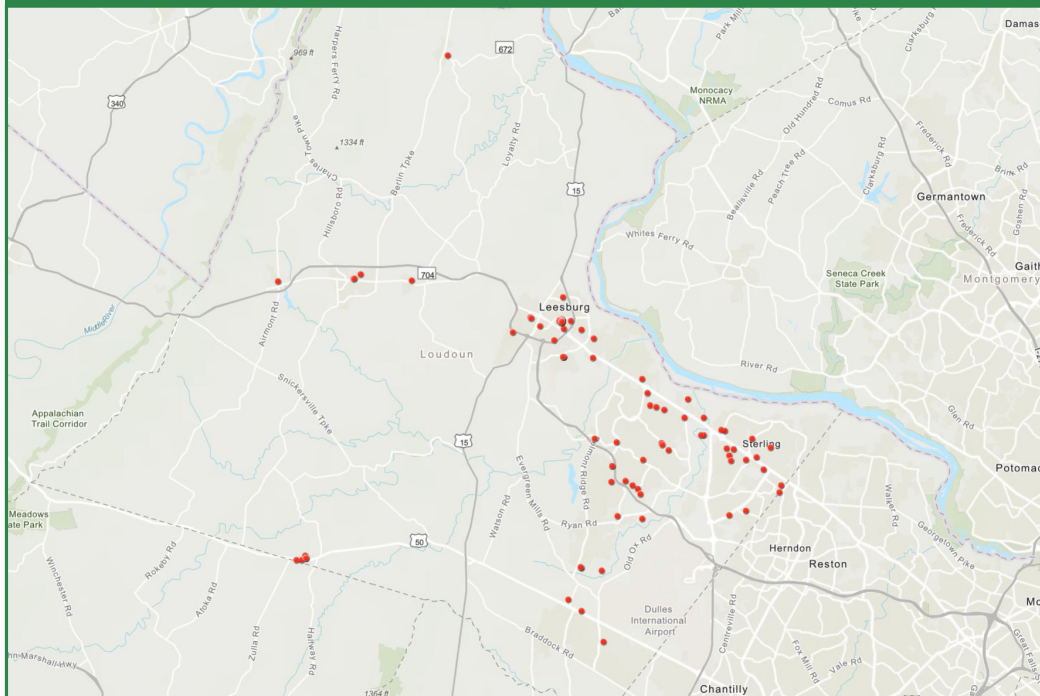
**Legal Services of Northern Virginia** (LSNV) provides legal representation, advocacy, outreach, and education. Call LSNV at **(703) 778-6800** or visit [lsnv.org](http://lsnv.org).

# 2021 LOUDOUN COUNTY APARTMENT GUIDE

Trying to figure out which apartment communities are near your place of employment, transportation, or child's school?

View an interactive map at

**LOUDOUN.GOV/APARTMENTMAP**



## LOUDOUN COUNTY OFFICE OF HOUSING

703-737-8323

[loudoun.gov/housing](http://loudoun.gov/housing)  
[housing@loudoun.gov](mailto:housing@loudoun.gov)

**LOUDOUN  
COUNTY**  
VIRGINIA

Housing



If you require an accommodation for any type of disability or need language assistance in order to participate in housing programs, please call (703) 737-8323/TTY-711.  
Advance notice is requested.