

2022

LOUDOUN COUNTY

APARTMENT GUIDE

Prepared by the **Department of Housing and Community Development**

loudoun.gov/apartmentguide



2022 APARTMENT GUIDE

The Loudoun County Apartment Guide contains information about both market rate and affordable rental options in Loudoun County, Virginia. 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.

FF: First floor apartments
LH: Lever style handles/faucets
AE: Accessible elevator
LC: Low counters and vanities with knee space
AP: Accessible parking and access to building(s)
FC: Front controls on stove/cooktop
OT: Other accessibility features not listed

CW: Doorway clearance (32" or wider)
CM: Counter height microwave
MT: Maximum 1/2" thresholds at doors/transitions
TT: "T" turn or 60" turn in bathroom
LS: Accessible light switches
CC: Cut curbs (for wheelchair access)

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

OLDER ADULTS

A listing of apartment communities for older adults is included on page 13 of this guide. Contact the communities directly to ask about their minimum age and other requirements. For information on retirement communities, assisted living facilities, and nursing home placement, contact Loudoun County Adult and Aging Services at **(703) 771-5742**, option 3 or visit loudoun.gov/4513/Aging-Independence.

TROUBLE PAYING RENT OR AT RISK OF EVICTION OR HOMELESSNESS?

The Loudoun County Information and Referral (I&R) / Coordinated Entry (CE) 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** Monday through Friday, 8:30 a.m. to 5:00 p.m. (excluding holidays). I&R/CE Specialists also can assist with other needs such as childcare, employment, public benefits, and health and dental care. For more information about I&R/CE, visit loudoun.gov/informationandreferral.

Legal Services of Northern Virginia provides legal representation in Unlawful Detainer and Eviction cases and helps community members understand the eviction process and their rights as a renter. To apply, call LSNV at **(703) 778-6800**, visit lsnv.org, or text **"LSNV"** to **571-444-8548**.

Visit loudoun.gov/5399/Eviction-Prevention for additional resources.

2022 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. There is no rental assistance provided, just affordable rents. The total gross household income must be between 30%-50% of Area Median Income adjusted for family size. As of the printing of this guide, the ADU waiting list is OPEN. Vacancies are dependent upon availability at participating locations.

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. For a list of ADU rental rates at participating communities and to apply for the program online, visit loudoun.gov/adu.

TC = Tax Credit Communities

The Low Income Housing Tax Credit (LIHTC) program is administered by Virginia Housing (virginiahousing.com). Communities with the TC symbol in this guide have units available only to households earning less than 60% of Area Median Income. There is no rental assistance provided, just affordable rents at these locations. Loudoun County DHCD does not manage LIHTC units. Call each community directly for more information and to apply. Some communities may offer units that serve families at 50% AMI or below.

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. As of the printing of this guide, the Loudoun County HCV waiting list is CLOSED. Public service announcements will be made at least 14 days prior to the waiting list opening and closing.

If you already have a Housing Choice Voucher and have questions or need assistance locating a rental unit which falls within the program's approved payment standards, reach out to your HCV Housing Counselor, or send an email to hcv@loudoun.gov. For more information, visit loudoun.gov/hcv.

Income Eligibility and Area Median Income







Income eligibility for the ADU, LIHTC, and HCV programs is based on Area Median Income (AMI) as defined by the U.S. Department of Housing and Urban Development (HUD). AMI is **updated annually in the spring** by HUD and Loudoun County DHCD posts current AMI charts at loudoun.gov/ami. Please reference the most recent AMI charts to assess eligibility.

INCOME LIMITS BY FAMILY SIZE (HUD EFFECTIVE APRIL 18, 2022)								
% of Median Income	1	2	3	4	5	6	7	8
30%	\$29,900	\$34,200	\$38,450	\$42,700	\$46,150	\$49,550	\$52,950	\$56,400
50%	\$49,850	\$56,950	\$64,050	\$71,150	\$76,850	\$82,550	\$88,250	\$93,950
60%	\$59,800	\$68,350	\$76,900	\$85,400	\$92,250	\$99,100	\$105,900	\$112,750
100%	\$99,650	\$113,850	\$128,100	\$142,300	\$153,700	\$165,100	\$176,500	\$187,850







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ASHBURN (20147)

Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
Acadia Apartments 19900 Broad Vista Terrace Ashburn, VA 20147 Phone: (571) 946-5189 acadia@highmarkres.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  FF, AE, AP, CW, MT, LS, LH, LC, TT, CC
Acclaim at Ashburn 43848 Dodge Terrace Ashburn, VA 20147 Phone: (703) 858-5222 ymartinez@avanath.com	84 54 36	2 BD/1.5 BA 2 BD/2 BA 3 BD/2 BA	\$1491 \$1491 \$1721	Pool, Fitness Center, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. avanath.com/community/acclaim-at-ashburn TC  FF, AP
Ashborough 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	\$2017 \$2149 \$2813	2 Pools, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. ashboroughapts.com ADU  95 Units: FF, AP, LS, FC, CC
Ashburn Chase 19761 Ashburn Road Ashburn, VA 20147 Phone: (703) 713-5678 Fax: (703) 997-1279 ashburnchase@tmamgroup.com	19 58 19	1 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1280-\$1451 \$1451-\$1800 \$1677-\$2200	Playground, Fitness Center, In-Unit W/D, Cyber Café, Community Room, Free Parking/Parking Garage, Smoke-Free/Pet-Free Bldg. ashburnchaseapts.com TC  5 Units: AE, FF, LH, CW, AP, LC, TT, CC
Ashburn Meadows 21030 Lowry Park Terrace Ashburn, VA 20147 Phone: (703) 723-3390 info@ashburnmeadows.com	62 212 62	2 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1810 \$1810 \$2092	Pool, Fitness Center, In-Unit W/D, Playground, Balcony, Pet-Friendly, Smoke-Free Bldg. ashburnmeadows.com TC  15 Units: FF, AP, LS
Atley on the Greenway 21827 High Rock Terrace Ashburn, VA 20147 Phone: (571) 350-3232 leasing@atley-apts.com	280 202 14	1 BD 2 BD 3 BD	\$2075 \$2435 \$2790	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. atleyonthegreenway.com ADU  7 Units: FF, AP, CW, MT, LH, LC, CM, TT, CC



ASHBURN (20147)

Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
BLVD Commons 43805 Central Station Drive Ashburn, VA 20147 Phone: (571) 392-5300 leasing@blvdloudoun.com	13 70 106 149 21	Studio 1 BD 1 BD/Den 2 BD 2 BD/Den	\$1770-\$3200 \$1805-\$2955 \$2055-\$2965 \$2055-\$3575 \$2470-\$3820	Pool, Fitness Center, In-Unit W/D, Pet-Friendly, Smoke-Free Bldg. commons.blvdloudoun.com ADU  8 Units: CC
BLVD Flats 22106 Gramercy Park Drive Ashburn, VA 20147 Phone: (571) 392-5300 leasing@blvdloudoun.com	24 20 14	1 BD 1 BD/Den 2 BD	\$2150 \$2340-\$2412 \$2885	Pool, Fitness Center, In-Unit W/D, Pet-Friendly, Smoke-Free Bldg. flats.blvdloudoun.com  3 Units: CC
BLVD Gramercy East 22050 Eastside Drive 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	\$1840-\$1860 \$2090-\$2180 \$2255-\$2415 \$2680-\$2905 \$3100	Pool, Fitness Center, In-Unit W/D, Pet-Friendly, Smoke-Free Bldg. gramercyeast.blvdloudoun.com ADU  9 Units: CC
Camden Ashburn Farm 20886 Isherwood Terrace Ashburn, VA 20147 Phone: (703) 729-7800 Fax: (703) 729-7833 ashburnfarm@camdenliving.com		1 BD/1 BA 2 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1849 \$2299 \$2179-\$2329 \$2500	camdenliving.com/ashburn-va-apartments/camden-ashburn-farm
Camden Silo Creek 43449 Silo Creek Terrace Ashburn, VA 20147 Phone: (703) 729-7744 silocreek@camdenliving.com		<i>Visit website for details</i>		camdenliving.com/ashburn-va-apartments/camden-silo-creek ADU
Grove at Flynn's Crossing 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	\$1526 \$1781 \$1831 \$2115	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-free Bldg. securityproperties.com/ashburn/grove-at-flynnscrossing-apartments/ TC  56 Units: FF, AP, FC
Heights at Goose Creek Village 42785 Generation Drive Ashburn, VA 20147 Phone: (703) 723-8888 theheightsatgoosecreek@lincolnapts.com	24 89 6 104 7	Studio 1 BD/1 BA 1 BD/1 BA/Den 2 BD/2 BA 2 BD/2 BA/Den	\$1775 \$1960 \$2150 \$2450 \$2900	Pool, Fitness Center, In-Unit W/D, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. theheightsgcv.com  4 Units: AE, AP, CW, MT, LS, LC, FC, CM, TT, CC
Loudoun Heights 20300 River Ridge Terrace Ashburn, VA 20147 Phone: (703) 478-8388 loudounheights@kcm.com	164 40 224 38	1 BD/1 BA 1 BD/1 BA/Den 2 BD/2 BA 3 BD/2 BA	\$1705-\$1810 \$1850 \$1950 \$2475	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly loudounheightsaps.com  108 Units: FF, AP, CW, MT




ASHBURN (20147)

Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
Saddle Ridge 20070 Coltsfoot Terrace Ashburn, VA 20147 Phone: (703) 729-0090 Fax: (703) 729-2179 saddleridge@pointemgt.com	164 66 84 18	1 BD/1 BA 2 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1800 \$1953 \$2105 \$2280	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. <i>saddleridgeapartmentsva.com</i>
Vyne One Loudoun 44819 Atwater Drive Ashburn, VA 20147 Phone: (571) 918-0647 vyne@kettler.com		1 BD/1 BA 2 BD/2 BA	\$2196-\$2291 \$2659-\$2800	<i>livevyne.com</i> ADU Please contact the community for details on amenities and accessibility.

BRAMBLETON/BROADLANDS/SOUTH RIDING (20148, 20152)


Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
Abbey and Devon at South Riding 43001 Thoroughgood Drive South Riding, VA 20152 Phone: (703) 327-9311 abbey-devon@tfjgroup.com	168 units at Abbey 120 units at Devon	Abbey 1 BD Abbey 2 BD Abbey 3 BD Devon 1 BD Devon 2 BD Devon 3 BD	\$1508 \$1807 \$2085 \$1549-\$1699 \$1849-\$1999 \$2149-\$2299	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly <i>theabbey-apts.com</i> ADU TC
Bell Ashburn Farms 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	\$1690 \$2135 \$2675	Pool, Fitness Center, Multi-Sport Court, In-Unit W/D, Pet-Friendly, Balcony/Patio, Smoke-Free Bldg. <i>bellashburnfarms.com</i> ADU  7 Units: FF, AP, TT
Broadlands Apartments 21799 Crescent Park Square Ashburn, VA 20148 Phone: (703) 729-3600 leads@broadlandsapt.com	102 136 54	1 BD 2 BD 3 BD	\$1918-\$2131 \$2177-\$3069 \$2747-\$3058	Pool, Fitness Center, Business Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly <i>broadlandsapt.com</i> ADU  88 Units: FF, AP, CW, MT, LH, FC, CC
Jefferson Arbors at Broadlands 43170 Thistledown Terrace Broadlands, VA 20148 Phone: (866) 977-2486 arborsleasing@jagmgt.com	64 8 24 104 16 24	1 BD/1BA 1 BD/1 BA/Loft 2 BD/1 BA 2 BD/2 BA 2 BD/2 BA/Loft 3 BD/2 BA	\$1886-\$1982 \$1959-\$2139 \$1984-\$2201 \$2317-\$2658 \$2434 \$2568	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly <i>arborsatbroadlands.com</i>

BRAMBLETON/BROADLANDS (20148)








Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
Shreveport Ridge 42597 Prescott Ridge 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	Playground, In-Unit W/D, Smoke-Free Bldg. <i>shreveportridgeapts.net</i> TC  10 Units: FF, AP, LS, LC
TGM Moorefield 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 3 BD/2 BA	\$1802-\$1837 \$1714-\$2004 \$2273-\$2978 \$2916-\$2936	Pool, Fitness Center, In-Unit W/D, Balcony/Patio, Pet-Friendly <i>tgmmoorefield.com</i> ADU  7 Units: AE, AP, CW, LC, CM
Woods at Brambleton 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	\$1040 \$1075 \$1120 \$1120	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Smoke-Free Bldg. <i>thewoodsatbrambleton.com</i> TC  4 Units: FF, LS, LC
Woods at BTC 22855 Brambleton Plaza, #103 Ashburn, VA 20148 Phone: (703) 722-2424 thewoodsbtc@tmamgroup.com	55	3 BD	\$1830	Balcony/Patio, In-Unit W/D, Smoke-Free Bldg. <i>thewoodsatbtc.com</i> TC

Coming soon – Woods at Westpark – 99 new 3-bedroom affordable townhome rentals – email thewoods@tmamgroup.com.







STERLING/DULLES (20164, 20165, 20166)

Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
Acclaim at Sterling 46910 Shady Point Square Sterling, VA 20164 Phone: (703) 404-9711 acclaimatsterling@avanath.com	35 45 22	2 BD/1.5 BA 2 BD/2 BA 3 BD/2 BA	\$1811 \$1811 \$2091	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. <i>acclaimatsterling.com</i> TC
Cascades Overlook 20803 Wallingford Square Potomac Falls, VA 20165 Phone: (703) 406-0066 Fax: (703) 406-2878 cascadesoverlook@kettler.com	108 218 34	1 BD 2 BD 3 BD	\$1765 \$1905-\$2080 \$2765	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly <i>cascadesoverlookapt.com</i>  29 Units: FF, AP, CW, MT, LS
Chase Heritage 1212 Chase Heritage Circle Sterling, VA 20164 Phone: (703) 450-7172 Fax: (703) 450-7174 dadamavage@gables.com	104 40 76 16	1 BD/1 BA 2 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1725-\$1880 \$1990-\$2105 \$2195-\$2455 \$2865-\$3000	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. <i>gables.com/chaseheritage</i>






STERLING/DULLES (20164, 20165, 20166)

Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
City Center Townes Bennett Station Square Leasing at 21153 Parc Dulles Sq. Sterling, VA 20166 Phone: (703) 665-5531 citycentertownes@lerner.com	14 52	2 BD/Den 3 BD	\$3426 \$3526	Pool, Playground, Fitness Center, In-Unit W/D, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. livelerner.com/city-center-townes
Commons on Potomac Square 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	\$1615 \$1800 \$1992-\$2200 \$2100-\$2400	Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. potomacsquareapts.com ADU  4 Units: FF, AP, CW, MT, LS, LH, LC, FC, CM, TT, CC
Elms at Arcola 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	\$2100-\$2627 \$2600-\$3400 \$2649-\$3319	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. arcolaelmsliving.com ADU  5 Units: FF, AE, AP, CW, LH, LC, FC, CM, CC
Fields at Cascades 21260 Huntington Square Sterling, VA 20166 Phone: (703) 404-2000 Fax: (703) 404-2003 thefieldsatcascades@kettler.com	64 176 80	2 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1485 \$1795 \$2070	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly thefieldscascades.com TC  92 Units: FF, AP
Heronview Apartments 45170 Kincora Drive Sterling, VA 20166 Phone: (571) 926-8440 heronview@gemmanagement.net	26 52 18	1 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1074 \$1273-\$1281 \$1460-\$1465	Fitness Center, Smoke-Free Bldg. heronviewapts.com TC  60 Units: FF, AE, AP, LC, FC, TT
Jameson at Kincora 20725 Wood Quay Drive Sterling, VA 20166 Phone: (571) 376-6090 thejameson@greystar.com	19 30	1 BD/1 BA 2 BD/2 BA	\$1800-\$2000 \$2400-\$2700	Pool, Fitness Center, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. thejameson.com  30 Units: AE, AP, CW, LC, CM
Lerner Parc Dulles 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	\$1740-\$2011 \$1964-\$2389 \$2734-\$2834	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
Lerner Remington 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	\$1733-\$1995 \$1961-\$2098 \$2053-\$2150 \$2103-\$2210 \$2464-\$2758	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





STERLING/DULLES (20164, 20165, 20166)

Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
Lerner Windmill Parc 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	\$1782-\$2786 \$2248-\$3218 \$2639-\$3489	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. livelerner.com/lerner-windmill-parc  21 Units: FF, AE, AP, CW, LC, FC, CM, TT
Muirfield Woods 21940 Muirfield Circle Sterling, VA 20164 Phone: (703) 444-9400 Fax: (703) 450-9471 muirfieldwoodsleasing@amurcon.com	84 72	1 BD 2 BD	\$1690 \$1850	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
Potomac Garden 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	\$1550 \$1640 \$1780 \$1940 \$1880 \$2040 \$2350	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
Reserve at Town Center 20723 Reserve Falls Terrace Potomac Falls, VA 20165 Phone: (571) 203-8966 reservetowncenter.mgr@pointemgt.com	128 126 36	1 BD/1 BA 2 BD/2 BA 3 BD/2 BA	<i>Call for Pricing</i>	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. reservetowncenter.com  6 Units: FF, AP, CW, MT, LH, LS, LC, FC, TT, CC
Stone Springs 42225 Glascock Field Drive Sterling, VA 20166 Phone: (703) 454-0199 Fax: (703) 327-0752 stonesprings@gemmanagement.net	32 84 12	1 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1316 \$1574 \$1801	Pool, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. stonespringsapartments.com TC  10 Units: FF, AE, AP, CW, MT, LS, LH, LC, FC, CM, TT, CC
Village at Potomac Falls 20576 Idle Brook Terrace Sterling, VA 20165 Phone: (703) 421-9111 Fax: (703) 421-3811 potomacfallsleasing@morganproperties.com	78 40 104 24	1 BD 2 BD 3 BD	\$1750-\$2050 \$1900-\$2250 \$2450-\$2800	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly morgan-properties.com/apartments/va/sterling/village-at-potomac-falls/  5 Units: FF, AP, LS, LC, FC, CC







LEESBURG (20175, 20176)

Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
Assembly Leesburg 86 Heritage Way NE Leesburg, VA 20176 Phone: (703) 771-0204 assemblyleesburg@greystar.com	67 67	2 BD/1 BA 2 BD/2 BA	\$1867 \$1937	Pool, Playground, In-Unit W/D, Balcony/Patio, Pet-Friendly, Smoke- Free Bldg. assemblyleesburgapts.com
Avana Fieldstone 703 Clark Court NE Leesburg, VA 20176 Phone: (703) 777-3401 Fax: (703) 777-3819 avanafieldstone@greystar.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	\$1999 \$1894 \$1926 \$2220 \$2515	Pool, Fitness Center, In-Unit W/D, Playground, Pet-Friendly avanafieldstone.com
Bellemeade Farms 775 Gateway Drive SE Leesburg, VA 20175 Phone: (703) 771-8738 bellemeadefarms@livebh.com	200 116	1 BD/1 BA 2 BD/2 BA	\$1867 \$2000-\$2350	Pool, Fitness Center, In-Unit W/D, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. livebh.com/apartments/bellemeade-farms-apartments/  6 Units: FF, AP, CW, MT, LS, LH, LC, CC
Camden Lansdowne 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 ADU  Call for details on accessibility features and number of accessible units
Evans Ridge 428 Evans Ridge Terrace NE Leesburg, VA 20176 Phone: (703) 779-0027 Fax: (703) 779-4788 evans_ridge@paradigmcos.com	90 60	1 BD/1 BA 2 BD/2 BA	\$1824 \$2098	Pool, In-Unit W/D, Pet-Friendly, Smoke-Free Bldg. evansridgeapartments.com TC  25 Units: FF, AP, CW, MT, LS, LH, FC
Jefferson Somerset Park 600 Somerset Park Drive SE Leesburg, VA 20175 Phone: (703) 669-0705 Fax: (703) 669-0706 somerstleasing@jagmgt.com	64 72 14	1 BD/1 BA 1 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
Leesburg Apartments 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	\$1350 \$1500 \$1700	Pool, Fitness Center, Playground, Pet-Friendly, Smoke-Free Bldg. leesburgapts.com TC  12 Units: FF, AP, LH, Ramp Access








LEESBURG (20175, 20176)

Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
Manor Apartments 28 Fort Evans Road NE Leesburg, VA 20176 Phone: (703) 777-1711 Fax: (571) 888-3352 themanor@wmapts.com	36 162	1 BD/1 BA 2 BD/1.5 BA	\$1803-\$1898 \$2043	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly wm-themanor.com
Manor East Apartments 36 Fort Evans Road NE Leesburg, VA 20176 Phone: (703) 777-1711 Fax: (571) 888-3352 themanor@wmapts.com	31 45 88	1 BD/1 BA 1 BD/1 BA/Den 2 BD/1 BA	\$1767-\$1777 <i>Call for pricing</i> \$2047-\$2107	Pool, Fitness Center, In-Unit W/D, Playground, Balcony/Patio, Pet-Friendly wm-themanor.com
Met Leesburg 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	\$1900 \$1900-\$2100 \$2100-\$2200 \$2400-\$2700 \$3100-\$3300	Pool, Fitness Center, In-Unit W/D, Balcony/Patio, Pet-Friendly, Smoke-Free Bldg. metleesburg.com  7 Units: FF, AE, AP, LC, FC, CM
Pagebrooke Village Townhomes 201 Valley View Avenue SW Leesburg, VA 20175 Phone: (540) 667-7293 info@pagebrooke.com	60 total units	1 BD 2 BD 3 BD	\$1100 \$1250-\$1325 \$1675	pagebrooke.com/apartments/leesburg-va/page-brooke-village-townhouses
Potomac Station 652 Fort Evans Road Suite 107 Leesburg, VA 20176 Phone: (703) 669-8098 info@potomacstation.com	30 90 30	2 BD/1 BA 2 BD/2 BA 3 BD/2 BA	\$1808 \$1808 \$2072	Pool, Fitness Center, Playground, Balcony/Patio, Pet-Friendly Smoke-Free Bldg. potomacstation.com   7 Units: FF, AP, CW, MT, LS, LH, LC, TT
Tuscarora Creek 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/1 BA 2 BD/2 BA	\$1338 \$1855 \$2204 \$2781	Pool, Fitness Center, Business Center, Playground, Balcony/Patio, In-Unit W/D, Pet-Friendly tuscaroracreekapt.com  2 Units: FF, AP, CW, CC

WESTERN LOUDOUN (20117, 20132, 20180)

Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
Barton Place 1101 West Washington Street Middleburg, VA 20117 Phone: (540) 687-3402 Fax: (540) 687-5946 windyhill@tmamgroup.com	6	1 BD/1 BA 2 BD/1 BA	\$505-\$635 \$700-\$730	Pets Allowed with a Reasonable Accommodation windyhillfoundation.org 
Llewellyn Village 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 windyhillfoundation.org TC  1 Unit: FF, AP, CW, LS, LH, LC, FC, TT
Lovettsville Apartments 15 East Broadway Lovettsville, VA 20180 Phone: (540) 822-4200 Fax: (540) 822-4773 loudounstorage15@gmail.com	4 2	1 BD 2 BD	\$850 \$950	Smoke-free Bldg.
Maple Avenue Apartments 650 Dominion Terrace Suite B1 Purcellville, VA 20132 Phone: (540) 751-0100 Fax: (540) 751-0102 mapleavenue@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	\$1325 \$1375 \$1460 \$1475 \$1490 \$1500	Fitness Center, In-Unit W/D, Play-ground, Balcony/Patio, Pet-Friendly TC  2 Units: FF, AP, CW, LS, LH, LC, FC, CM, CC
Purcellville East 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	Playground, Balcony/Patio TC  3 Units: FF, AP, CW, MT, LS, LH, LC, FC, TT
reNew Purcellville 119 North 16th Street Office Purcellville, VA 20132 Phone: (855) 461-9545 renewpurcellville@trinity-pm.com	10 55 25	1 BD/1 BA 2 BD/1.5 BA 3 BD/2 BA	\$1486 \$1787 \$2068	Pool, Playground, Balcony/Patio, Pet-Friendly renewpurcellville.com TC  8 Units: FF, LC, FC, TT, CC
Virginia Lane 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	\$777 \$942 \$1012	In-Unit W/D, Balcony/Patio, Pets Allowed with a Reasonable Accommodation windyhillfoundation.org  1 Unit: FF, AP, CW, MT, LS, LH, LC, FC, TT
Windy Hill Affordables (The Cottages) Middleburg, VA 20117 Phone: (540) 687-3402 windyhill@tmamgroup.com	10 single family cottages	1 BD/1 BA 2 BD/1 BA 3 BD/2 BA	\$505-\$635 \$685-\$730 \$720-\$745	In-Unit W/D, Balcony/Patio, Pets Allowed with a Reasonable Accommodation windyhillfoundation.org

OLDER ADULTS COMMUNITIES (COUNTY-WIDE)

Community Name	Number of Units	Type of Units	Average Rents	Amenities and Website
Cascades Village 46565 Harry Byrd Highway Sterling, VA 20164 Phone: (703) 896-9771 Fax: (703) 896-9779 cascadesvillage@avanath.com	123 27	1 BD/1 BA 2 BD/2 BA	\$1524 \$1503	Fitness Center, Pet- Friendly, Smoke-Free Bldg. cascadesvillage.com TC  AE, AP, CW
Levis Hill House 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 windyhillfoundation.org TC  6 Units: FF, AE, AP, CW, MT, LS, LH, LC, FC, TT
Loudoun View Senior 21394 Mt. Sterling Terrace Sterling, VA 20164 Phone: (703) 822-7361 loudounview@slnusbaum.net	79 19	1 BD 2 BD	\$1100-\$1345 \$1318-\$1608	Fitness Center, In-Unit W/D, Patios, Pet-Friendly, Smoke-Free Bldg. loudounviewsenior.com TC  All Units: LH, AE, LC AP, FC, CW, CM, MT, CC. Some Units: FF, OT, TT, LS
Madison House 25 Monroe Street SE Leesburg, VA 20175 Phone: (703) 777-5510 Fax: (703) 777-7247 catherine.payne@res1.net	93 6	1 BD/1BA 2 BD/1 BA	30% of Gross Monthly Income Waitlist applications accepted beginning January 1, 2023	Fitness Center, Pet-Friendly, Smoke-Free Bldg. res1.net/apartments-for-rent/madison-house TC  6 Units: FF, AE, AP, CW, LC, CC
William Watters House 22365 Enterprise Street Sterling, VA 20164 Phone: (703) 406-0611 Fax: (703) 406-0377 agreenberg@thecapitalrealty.com	23 68	Studio 1 BD/1 BA	30% of Gross Monthly Income	Fitness Center, Smoke-Free Bldg. TC  5 Units: FF, AE, AP, MT, LS, LH, LC, FC, TT, CC
Wingler House 20900 Runnymede Terrace Ashburn, VA 20147 Phone: (703) 858-9507 Fax: (703) 858-9509 kmorris@winglerhouse.com	161 103	1 BD/1 BA 2 BD/2 BA	\$990-\$1055 \$1250	Balcony/Patio, Smoke-free Bldg. qpmgmt.com/properties/wingler-house/ TC  All Units: FF, AE, AP, CW, MT, LS, LH, LC, FC, CC
Woods at Birchwood 42950 Summer Grove Terrace Ashburn, VA 20148 Phone: (703) 722-2763 Fax: (703) 997-3076 birchwood@tmamgroup.com	45 38	1 BD/1 BA 2BD/2 BA	\$1030 \$1262	In-Unit W/D, Balcony/Patio, Pet-Friendly, Smoke-free Bldg. thewoodsatbirchwood.com TC  9 Units: AE, CW, LC, CM

RESOURCES

Virginia Housing sponsors a free, searchable website with apartment listings throughout Loudoun County and the state of Virginia. Visit virginiahousingsearch.com.

HUD-participating housing counseling agencies provide advice and assistance with renting, resolving credit issues, buying a home, and preventing foreclosure. Find a HUD-participating housing counseling agency by visiting consumerfinance.gov/find-a-housing-counselor or hud.gov/findacounselor.

Walk Score measures the walkability of any address and offers where errands can be accomplished, public transportation, and bike infrastructure. Visit walkscore.com.

Additional resources for renters are available at loudoun.gov/5348/Rent-Mortgage-Assistance and virginiahousing.com/renters/resources.

Loudoun County offers an **ADU Purchase Program** and **Homeownership Loan** Programs. For more information, visit loudoun.gov/adu and 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@dpor.virginia.gov.

In 2020, a new protection was added in Virginia 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.

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/ and visit dhcd.virginia.gov/landlord-tenant-resources for additional information.

HOME of Virginia and Equal Rights Center participate in HUD’s Fair Housing Initiatives Program (FHIP) and offer fair housing testing, education, and assistance when filing a fair housing claim. Visit homeofva.org, equalrightscenter.org, and hud.gov/program_offices/fair_housing_equal_opp/partners/FHIP.

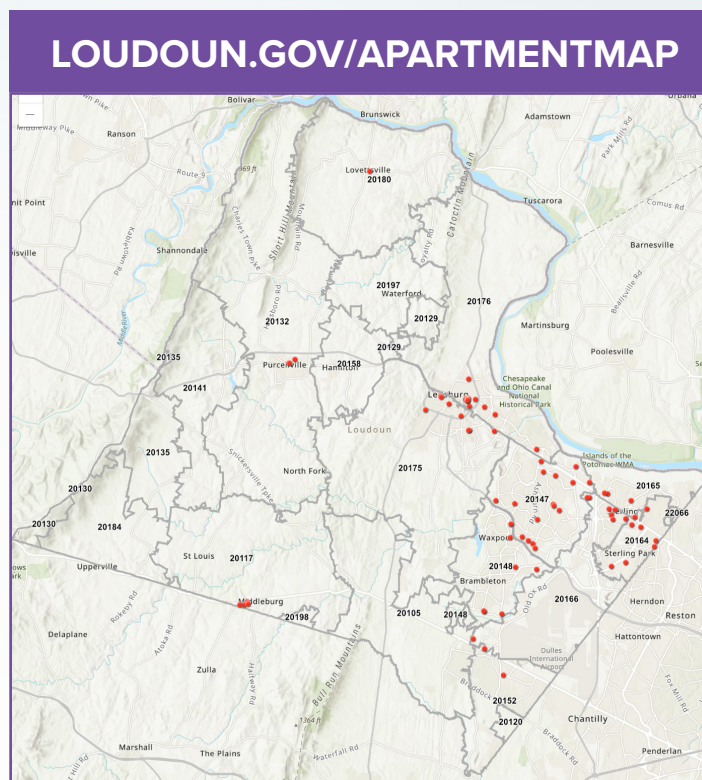
To learn about protections under the Americans with Disabilities Act (ADA), visit ada.gov.

For more information, visit hud.gov/fairhousing and loudoun.gov/fairhousing or call HUD’s Office of Fair Housing and Equal Opportunity (FHEO) at (800) 669-9777 or TTY (800) 877-8339.

2022 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 COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Location: 106 Catoctin Circle SE, Leesburg, VA 20175

Mailing Address: P.O. Box 7000, Leesburg, VA 20177

703-737-8323

loudoun.gov/housing

housing@loudoun.gov



**Housing and
Community
Development**



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.