

YOUR GUIDE TO
NEW CONSTRUCTION
in Northern Virginia
By Rachel Van Zanten



WELCOME

Hi, I'm Rachel. Are you considering buying a new construction home in Northern Virginia? I'm a Nova real estate agent and thrilled to guide you through the process.

Buying a new construction home is an entirely different process than buying a traditional home. My goal is to provide you with knowledge and expertise to ensure your goals are achieved.

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BUYING A NEW CONSTRUCTION HOME IN NORTHERN VA

New construction homes offer many benefits to homeowners. The opportunity to be part of the design process and build a home tailored to your needs is an exciting prospect. There are many factors to consider in your decision to buy a new construction home -- whether that's in the pre construction phase or once it's already built. This guide will explore those considerations.

REASONS TO BUY NEW CONSTRUCTION

Minimal Maintenance

Customized Design & Functionality

Protective Warranties

Energy Efficiency



SOME THINGS *to* CONSIDER...

Depending on the builder you work and route you go, your level of autonomy over finish selection, floor plan layouts, and overall design will vary. Often times, if you are buying in a new construction community, you'll work with the builders designer to choose finishes within a set of selections. If you choose to buy your own lot, engage an architect and custom home builder, you'll have full control over a custom design. There are also many options within that spectrum.

OTHER CONS OF BUYING NEW CONSTRUCTION:

In a new construction community, you may end up living through construction of other homes

New landscaping also means it is less mature for some time

Costs are typically non negotiable, but builders often offer incentives

EXPLORE THE TOP
SUBURBS IN LEESBURG,
ASHBURN, & MCLEAN



the PROCESS

Before we get into the process of choosing a builder or designing your home, let's discuss something called "agency".

One mistake I see new construction buyers make is that they do not explore their options in terms of representation. Many contact the builder or the sales office directly and lose out on the opportunity to have their own real estate agent represent their interests vs that of the builders.



MORE FACTORS TO CONSIDER

Your Timeline

When you'd like to move in will determine the type of home you buy. Fortunately there are many different types of homes to accommodate any timeline.

Community Preferences

Do you want to live in a master planned community or on a private 5 acre lot where you can't see any neighbors? Do you want to have community amenities or an HOA. These are all important considerations.

TYPES *of* NEW CONSTRUCTION

SPEC HOMES

Spec homes are built by developers without a specific buyer in mind, featuring popular designs and finishes to appeal to a broad market. They are move-in ready and typically more affordable than custom homes but offer limited customization. Even still, we are sometimes able to connect you to the builder prior to completion and perhaps impact design.

TRACT HOMES

Tract homes are built in large developments by a single builder, featuring floor plans and design options to choose from. Many times there are opportunities to purchase prior to completion and influence the cosmetic finishes of the home.

CUSTOM HOMES

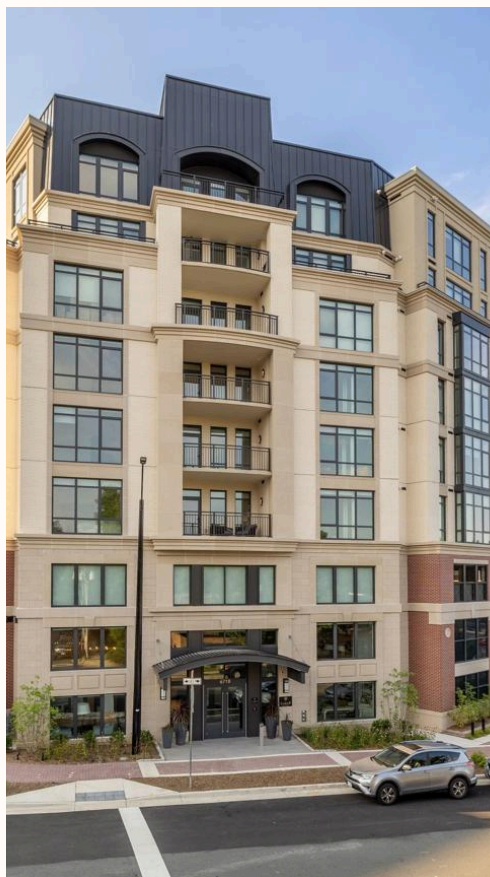
Custom homes are uniquely designed and built to a homeowner's specific preferences, offering complete control over layout, materials, and finishes. They tend to be more expensive and time-intensive but result in a one-of-a-kind property tailored to the owner's vision.





FINANCING

In terms of financing your new construction home, there are several options. Some builders have their own in house mortgage company or have a preferred lender. Often times either of these scenarios offer “discounted” rates or incentives. You can also work with any lender of your choice.



NEW CONSTRUCTION OPTIONS *in* Northern Virginia

A selection of new construction communities

WEST PARK III

Welcome to West Park III, a vibrant new neighborhood of modern townhomes in the award-winning Brambleton community of Ashburn. Designed with open-concept living, contemporary finishes, and optional rooftop terraces, these spacious homes offer a stylish blend of comfort and convenience.



Located in the heart of Loudoun County, West Park III puts residents just minutes from Brambleton Town Center, major commuter routes, and Dulles International Airport. With shopping, dining, entertainment, and outdoor recreation all close by, everything you need is right at your fingertips.

EXPECTED DELIVERY

Fall 2026

THE HOMES

A collection of spacious new townhomes featuring 3–4 bedrooms, 2,721+ square feet, two-car garages, open-concept layouts, and select rooftop terrace options.

THE AMENITIES

Enjoy everything Brambleton has to offer, including 5 outdoor pools, 18+ miles of paved walking trails, dozens of parks, 14 sports courts, tot lots, and convenient access to Brambleton Regional Golf Course and Brambleton Town Center.

YOU'LL FALL IN LOVE WITH

Modern townhome living paired with the convenience, connectivity, and extensive amenities of one of Ashburn's most established master-planned communities.

[LEARN MORE](#)



RIVERFIELD ESTATES

Discover Riverfield Estates, a boutique new community of luxury single-family homes by Toll Brothers in Leesburg. Set among peaceful, scenic surroundings, this exclusive neighborhood offers spacious homes, refined designs, and the opportunity to enjoy a private setting close to the best of Loudoun County. Located just minutes from historic downtown Leesburg and the Potomac River, Riverfield Estates offers convenient access to shopping, dining, outdoor recreation, vineyards, and major commuter routes including Route 7, Route 15, and the Dulles Toll Road.

EXPECTED DELIVERY

2026–2027

THE HOMES

An exclusive community of just 20 luxury single-family homes on spacious homesites up to 1.5 acres, featuring 4–6 bedrooms, 4–6 bathrooms, 2–3 car garages, and approximately 3,645–5,624 square feet.

THE AMENITIES

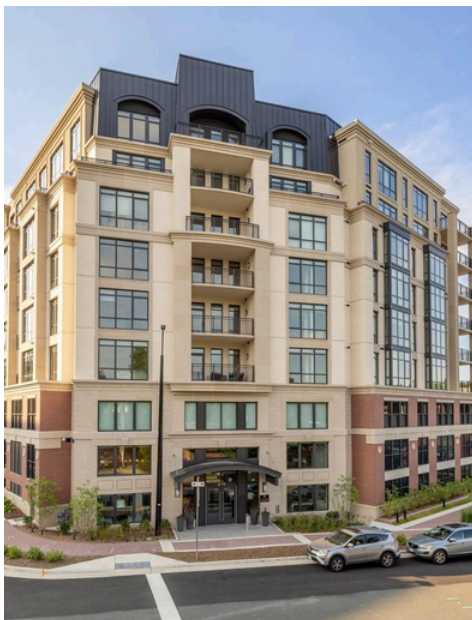
Private, spacious homesites surrounded by scenic wooded landscapes, with convenient access to nearby parks, nature trails, downtown Leesburg, the Potomac River, local vineyards, and Loudoun County amenities.

YOU'LL FALL IN LOVE WITH

The combination of luxury new construction, expansive homesites, peaceful surroundings, and easy access to historic Leesburg and Northern Virginia's major commuter routes.

[LEARN MORE](#)

THE LOWELL



Discover The Lowell, a boutique collection of luxury condominiums in the heart of Downtown McLean. Developed by McLean-based Winthrop, The Lowell combines sophisticated design, spacious residences, and upscale amenities with a highly walkable location close to shopping, dining, and entertainment.

EXPECTED DELIVERY

Now selling, immediate move-in available.

THE HOMES

A collection of 44 luxury condominium residences featuring spacious two- and three-bedroom layouts, with select homes offering dens and private outdoor living spaces. Residences feature wide-plank hardwood flooring, custom cabinetry, Miele appliances, spa-inspired bathrooms, and heated flooring in select primary baths.

THE AMENITIES

Residents enjoy concierge service, a clubroom and resident lounge, fitness studio, garage parking with EV charging, residential storage, and an outdoor patio with lounge seating and a gas-fired grill.

YOU'LL FALL IN LOVE WITH

The Lowell's boutique luxury, spacious residences, refined finishes, and prime Downtown McLean location—putting neighborhood shopping and dining right outside your door while providing convenient access to Tysons, Metro, and the greater Washington, D.C. area.

[LEARN MORE](#)

NEXT STEPS

Are you ready to start your new construction home search in Northern VA?

I hope this new construction guide was valuable to you as you consider the various options in Northern Virginia. Now that you're more acquainted with the options that may suit you and your family, let's choose a time to discuss your goals.

You can schedule a time with me at the link below or give me call to set up a time.

SINCERELY,

Rachel Van Zanten

SCHEDULE A TIME TO TALK

Contact me:

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Country

Sotheby's
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