



Surrounded by the Golf Course at Lansdowne and the Potomac River, **Lansdowne Woods of Virginia** is a resort style condominium community for active adults aged 45* and better. Featuring spectacular river, golf course and countryside views in a 46 acre setting on the quiet side of Route 7. Only minutes from employment and shopping, historic towns, spectacular wine country, and seven miles from the Washington Metrorail System and Dulles International Airport.

Lansdowne Woods of Virginia is a fully gated condominium community featuring a four-star 48,000 sq. ft. clubhouse, walking paths, water features, garden plots, tennis, bocce and pickle ball courts, professional gym, salt water swimming pool, and a delicious restaurant to mention just a few of our resort style amenities. Federal regulations require that 80% of our residents be 55 or older, therefore, 20% can be over 45* years of age.

The newly renovated Grand Clubhouse offers 48,000 sq. ft. of fun and luxury including:

- A trendy restaurant with full bar and summer patio
- Roof-top tennis, pickle and bocce ball courts
- Indoor salt water pool with lap lanes and hot spa
- Exercise studio with classes with a wide variety of classes
- Professional grade gym and fitness director
- Changing rooms with showers and sauna
- Line dancing, ballroom dancing, tap dancing
- Yoga, balance, water aerobics classes
- Chess and pool tables and table tennis
- Free WiFi internet access throughout the Clubhouse
- Golf club discounts at the award-winning Golf Course at Lansdowne adjacent to Lansdowne Woods
- Dining discounts at the Lansdowne Resort restaurants
- Library and Chat Groups
- Art and Ceramics Studios, Art Club
- Fully equipped Woodworking Shop
- Meeting rooms and special events speakers
- Garden plots and beekeeping
- Walking path and nature trails
- Grand ballroom, auditorium, and theater
- Ballroom events – dancing, dinners, professional entertainment
- Chapel with services
- Offsite trips



- Movies
- Full array of clubs – travel, hiking, gardening, bowling, art, tennis, travel, golf, bridge, dance, book, current events and science discussion, support groups, card games.
- Concierge services
- Gift shop
- Beauty and Nail Spa
- Financial Planning services
- Bus transportation to shopping & events



Condominium buildings Well designed reinforced concrete buildings have sound insulated party walls. The well designed spacious floorplans include sprinkler and fire and smoke detection systems in each residence and in public spaces and feature:

- Elegantly decorated lobbies and hallways
- Underground garage parking for most units
- Plenty of outside parking
- Electronically controlled lobby access
- Trash room with recycle area on each floor
- Insulated glass windows and glass enclosed balcony
- Individual electric and gas metering
- Cable & high-speed internet



Monthly Assessment includes:

- Professional on-site management and engineering staff
- Cable television and hi-speed Internet service
- Hot and Cold water
- Sewer fees
- Twice yearly HVAC servicing – furnace and air conditioning unit
- Trash removal and recycling
- Maintenance & utilities for building interior & exterior common areas
- Clubhouse maintenance & operations
- Operating reserves & replacement reserves for clubhouse and buildings
- Master insurance for building and clubhouse
- Landscaping and grounds maintenance
- Snow removal on roads and sidewalks
- 24-hour manned entry gate
- Lansdowne Conservancy assessment to ensure a beautiful environment outside our community

Visit WWW.LWVA.ORG Visitor and Real Estate Toolbox areas to download professional photos, floorplans, client brochures and more ...

Lansdowne Woods of Virginia ... It's a Great Place to Live!

If you have questions, contact us at 703 723 1501

*This community has been established as a 55+ Senior Housing Community in accordance with the Fair Housing Act and the Housing for Older Persons Act of 1995 (HOPA). The community is subject to age restrictions as set forth in the covenants, conditions, and restrictions of the community, including the requirement that 80% of the community residences must be occupied by at least one person aged 55 or older, and the remaining 20% can be occupied by persons aged 45 or older.

All information deemed reliable, but not guaranteed.

Revised: 4/2024