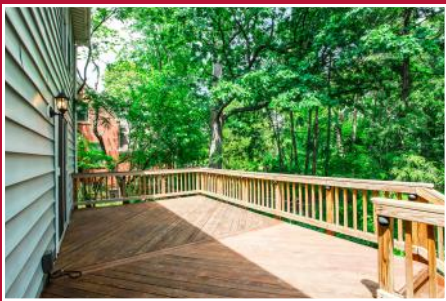


301 North Irving Street Arlington, VA 22201

WELCOME TO



Features & Amenities



SPECIAL FEATURES

- 4 spacious bedrooms upstairs
- 5th bedroom/studio/office on lower level
- Large master bedroom with walk in closet and new bath 2009
- Wood burning fireplace in family room
- Large lower level recreation room
- New HVAC system installed in 2013
- Oak hardwood floors in dining and living rooms
- Solar panel water heater with two 75-gal tanks

EXTERIOR FEATURES

- Lovely new portico entrance
- Outdoor deck large enough for all sorts of entertaining
- Backyard green space with lovely treescape
- Driveway parking
- Attached garage with automatic opener

KITCHEN FEATURES

- Updated in 2006
- Cherry kitchen cabinets and granite countertops
- Stainless steel appliances
- Connects to cozy breakfast nook
- Easy access to 1-car garage from kitchen
- Room for all of the top chefs in your family
- Window over kitchen sink

LOCATION FEATURES

- 7 blocks to the Clarendon metro, shopping, dining and nightlife
- Blocks away from schools, parks and trails
- Neighborhood owns historic Lyon Park Community Center & park, used for neighborhood events
- Long Branch Elementary
- Thomas Jefferson Middle School
- Washington-Lee High School



FOR A PRIVATE SHOWING, PLEASE CALL

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6820 Elm Street, Suite 100 • McLean, VA 22101

Another Ron Cathell Team Exclusive

Welcome to this Lyon Park modern colonial within a short stroll of Clarendon, shops, parks and schools. Located just 6-7 blocks from the Clarendon Metro, this fully updated 1987 home offers four spacious bedrooms upstairs, a gorgeous new kitchen and new bathrooms, all in the heart of Lyon Park. The beautiful country kitchen with cherry wood cabinets and granite countertops, opens to the breakfast nook and the large family room with fireplace. French doors take you to the outdoor deck and the tree lined backyard. The huge lower level recreation area has the makings of a great media room and includes a 5th bedroom/office/studio with direct outside access. The home also boasts an attached 1-car garage and driveway, solar water heater, brand new HVAC system, refinished oak floors, and a wonderful master suite. Added feature: One year prepaid Home Maintenance Plan from Clarendon Home Services. Schools: Long Branch Elementary, Jefferson Middle School and Washington-Lee High School. A home this large is a rare find in Lyon Park! Come visit and stay for a lifetime.



The sunny dining room features hardwood floors and offers quick access to the kitchen and living room.

Hope You Enjoy Your Tour!



The country kitchen, updated in 2006, is large and bright, with cherry cabinets, stainless steel appliances and granite countertops. It offers easy access to the attached 1-car garage.



The main level features a lovely living room which offers plenty of space for everyone to socialize.



The breakfast nook is directly off the kitchen and features French doors that lead to a large outdoor deck and treescape.



The spacious first floor family room has a wood burning fireplace and is perfect for unwinding and watching movies with the family.



The master bedroom is fit for a king and queen with a walk-in closet and new bathroom 2009.



Master bath updated in 2009.