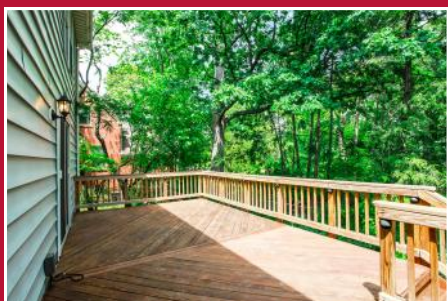




WELCOME TO  
*301 North Irving Street*  
*Arlington, VA 22201*

*Features & Amenities*



SPECIAL FEATURES

- 4 spacious bedrooms upstairs
- 5<sup>th</sup> 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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