

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



## *Features & Amenities*



### LOCATION FEATURES

- 7 blocks to Clarendon Metro
- Short stroll to shopping, dining and nightlife
- Located in the highly sought after neighborhood of Lyon Park
- Around the corner from beautiful Lyon Park & the historic Lyon Park Community Center
- Next door to bicycle trail & Rockwell Park
- Down the street from Long Branch Elementary

### SPECIAL FEATURES

- Charming front porch, perfect for relaxing
- 4 spacious bedrooms and 3 full baths
- Large top floor renovated Master bedroom with lovely views
- Oak Hardwood floors on first and second levels
- Wood burning fireplace with lovely mantelpiece
- Formal living and dining rooms
- Extensive crown molding
- Second floor office with built in bookshelves

### EXTERIOR FEATURES

- Brick exterior
- Fenced in backyard with room for playset & BBQ's
- Spacious two car garage with side door entrance & long driveway
- Beautiful mature trees and shrubs throughout the property

### INTERIOR FEATURES

- Wood kitchen cabinets & granite counter tops
- High Quality Wine fridge
- Cozy finished basement with ample storage, rec room, fourth bedroom
- Front load washer & dryer in basement

### SCHOOLS

- Long Branch Elementary School
- Thomas Jefferson Middle School
- Washington-Lee High School



FOR A PRIVATE SHOWING, PLEASE CALL

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## *Another Ron Cathell Team Exclusive*



*Welcome to this lovely home featuring an inviting front porch perfect for socializing & relaxing!*

Welcome to this Clarendon gem, nestled in the heart of Lyon Park. This charming 4 bedroom, 3 bath home is close to everything! Walking distance to the Clarendon Metro, shopping, restaurants, playgrounds, the historic Lyon Park Community Center and Long Branch Elementary. The house has a gorgeous top floor master suite, cozy finished basement, space for a home office and fenced in backyard. It also features a spacious two car garage and driveway, rare in the sought after community of Lyon Park. The old fashioned front porch allows for private lounging and open air entertaining. You will appreciate the ample room sizes and practical floor plan. Both first and second levels feature hardwood floors, warm neutral paint, and lovely crown molding. The main level has a large living room with a wood burning fireplace, and a good sized dining room. The finished basement has a recreation room and plenty of storage. This home has central air and radiator heat.

*Hope You Enjoy Your Tour!*



*The living room is large with warm hard wood floors and an impressive wood-burning fireplace.*



*The spacious dining room features lovely hardwood floors and has ample space for a large dining room table.*



*The charming old fashioned kitchen has quaint wood cabinets, a wine fridge, gas range and granite countertops.*



*The light filled second floor office has lovely built-in bookcases and shelves.*



*The icing on the cake is this light filled, roomy master bedroom on the top level featuring tree top views.*



*The Home features a large two car garage and good size driveway, a rare find in the Lyon Park Community!*