

REAL ESTATE

XX May 22, 2008

Arlington Sun Gazette

Exceptional Living in Clarendon/Lyon Village High-End Property Features 4,300 Square Feet of Tremendous Living Area

Just north of the bustling Rosslyn-Ballston corridor, located so close to the shops and amenities of Clarendon, Lyon Village has managed to retain its classic home-town feel through all the evolution the region has gone through.

A strong sense of civic activism and pride pervades the area, and while all the amenities of Arlington's urban village literally are within walking distance, the community retains a sense of serenity and calm amid it all. That's why so many people want to call it home.

This week's featured property gives you an opportunity to do so – a property, completed this spring, that features 4,300 square feet of expansive living space and exceptional design touches throughout, all with a location that is difficult to beat.

The property currently is on the market, listed at \$1,395,000 by Larry Smith of Keller Williams.

The home's impressive curb appeal hints at what you will find inside, with a mix of traditional and modern mixing melodiously and harmoniously.

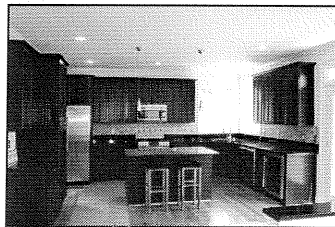
Room sizes are proportional and just right for entertaining in style, with great traffic flow. Upscale accoutrements and high-end touches abound.

We'll begin by surveying the neighborhood on the front porch, a fitting and functional welcome to all that awaits our inspection.

After a hearty greeting in the soaring foyer, let's take a look at the formal rooms.

The living room is well-sized, good for a gathering but not overwhelming when it comes to daily living. The formal dining room also proffers strong dimensions, making it perfect for a feast. There is an adjacent breakfast room.

The gourmet kitchen is upscale as well as functional, the true center of the home. It opens to the family room, an informal spot that clearly will become a favorite space. A

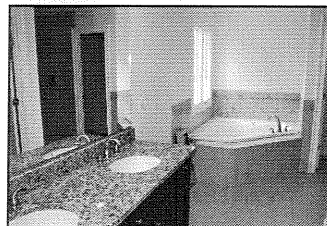


gas fireplace can be found here.

The library rounds out our inspection of the main level. It's a charmer.

The master bedroom suite is found on the upper level, and will be a personal retreat. The master bath is sumptuous and accommodating.

Three additional bedrooms can be found on



the upper level.

On the lower level, you'll find the home's fifth bedroom, along with the large (quite large!) recreation room, perfect to be designed to meet your exact specifications.

Flexible and charming, with upscale amenities and a picture-perfect location, this new home is a welcome addition to the area.

Facts for buyers

Address: 1205 North Jackson Street, Arlington (22201).

Listed at: \$1,395,000 by Larry Smith, Keller Williams Realty (XXX) XXX-XXXX.

Schools: Taylor Elementary, Swanson Middle, Washington-Lee High School.

Articles are prepared by Sun Gazette Newspapers' real estate advertising department on behalf of clients.

For information on the home, contact the listing agent.

For information on having a house reviewed, contact the Sun Gazette's real estate department at (703) 738-2520.

REAL ESTATE

16 March 1, 2007

Arlington Sun Gazette

Fresh and Lively As a Springtime Morning! New Property Provides 4,200 Square Feet of Living Space Close to Ballston

Our springtime-is-almost-here quest for the best in local real estate leads us this week to North Florida Street, located not far from the pizzazz of Ballston, and a new home that serves up more than 4,200 square feet of living space across three levels.

Built and developed by Infinite Investments LLC, the property sits on a lovely, bucolic street with five new homes. Spacious and featuring great attention to detail, this home is a great addition, and will provide opportunities galore for its first owners.

The property currently is on the market, listed at \$1.195 million by Larry Smith of Keller Williams.

The exterior features a traditional design, but one that hints at the upscale accoutrements to be found indoors. As we tour the property, note the craftsmanship and open feeling that you get.

The front porch is a welcoming introduction to the property. And, as you enter, note how the room sizes (and heights) are proportionate and flow well from one into another. Nothing is too large or too small – it's all "just right."

The gracious formal living room is our first stop, perfect for entertaining any time of year. It soars upward, making this space an aesthetic crowd-pleaser.

From there, in a central location but occupying its own special space, is the formal dining room. Natural sunlight filters in here.

The kitchen is a standout, the perfect space to be the center of home activity. Here you will find top-of-the-line appliances, a center island and access to the rear yard. There also is plenty of room for a breakfast area.

A half-wall separates the kitchen from the

"In the Community, With the Community, For the Community"



Facts for buyers

Address: 808 North Florida Street, Arlington (22205).

Listed at: \$1.195 million by Larry Smith, Keller Williams (703) 201-4400.

Schools: Ashlawn Elementary, Kenmore Middle, Washington-Lee High.

delightful family room, with a fireplace and more magnificent vistas over the rear yard.

The standout of the second level is the master bedroom suite, with a separate loft/study area (overlooking the living room below), copious closet space, a dressing area and a sumptuous master bath that includes a corner soaking tub, separate shower, private lavatory and twin vanities.

Three additional bedrooms are located on the second level, along with two additional full baths. And, one of our favorite features, laundry facilities are found on this level, as well.

But the amenities do not stop . . . they keep

going on going down to the lower level, which proffers plenty of finished living space.

The grand recreation room is split into front and rear sections, making for flexible and versatile space. There also is the home's fifth bedroom, with full bath, down here; the space would work well as a study, home office or exercise room. You make the call!

A two-car garage is an added bonus, making North Arlington living so much more complete.

As mentioned before, note the attention to detail – the stainless-steel appliances and granite countertops in the kitchen, the under-counter wine cellar, the skylights in the living room, the distinctive crown moulding, the upgraded oak railings and stairs, the plush wall-to-wall carpet.

This is not simply a showplace. It also is a comfortable spot for daily living. And the energy-efficient design will keep you warm in winter and cool in summer while keeping the environment happy and easing the strain on your wallet.

Location? You are a half-block to the W&OD Regional Trail, with easy access to parks, schools, the Ballston Metro station and Ballston Common Mall. In fact, this is one of the great locations for those who want to be close to, but set just slightly apart from, Arlington's hot-hot-hot R-B corridor.

New construction, attention to detail, perfect location . . . all the pieces are in place. The only thing waiting is for the right person to come along. And we think that could be – you!

Go take a look today. Beat the springtime rush to check out one of the nicest pieces of new construction in North Arlington today.

Articles are prepared by Sun Gazette Newspapers' real estate advertising department on behalf of clients.

For information on the home, contact the listing agent.

For information on having a house reviewed, contact the Sun Gazette's real estate department at (703) 738-2520.