



6614 19th Road North, Arlington, Virginia 22205

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Main Level:

Formal Foyer is open to the Living Room.

Separate formal Dining Room with box bay window and hardwood floors.

Library/Office off the central hallway.

Large Family Room with gas fireplace, ceiling fan and half-wall into Breakfast Room.

Breakfast/Morning Room off the Kitchen with double doors bringing an abundance of light.

Spacious Kitchen with wood cabinetry, granite counters and stainless KitchenAid appliances.

Triple windows behind Kitchen sink.

Lovely Powder Room.

Ample Pantry inside door from Garage.

One Car Garage with automatic opener.

Deck stairs down to Flagstone Patio.

Bedroom Level:

Huge Master Bedroom with twin walk-in closets Plus a walk-in Dressing Room.

Master Bath features a large separate shower with glass walls, soaking tub and twin vanities.

Bedroom #2 with en-suite bathroom.

Bedrooms # 3 & 4 with shared full bath.

Spacious Laundry Room with additional closet.

Hardwood flooring throughout.

Lower Level:

Grand Recreation Room with door to walk up stairs, rough in for wet bar, carpeted.

Bedroom #5 or Den is very large with natural light and access to the full bathroom.

Big Storage Room

General: 4,472 finished sq. ft. on 3 levels. Stone and Hardy plank exterior, custom landscaping package, level yard, ample guest parking. Custom built new in 2011.

City & Suburban Homes Co., Inc.

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This Property represents an opportunity to own a like new (custom built in 2011) home at significantly below new home prices. Typical new homes in this neighborhood cost \$1,500,000 and up. The new subdivision across Sycamore Street has sold out with prices in the \$1,500,000 range with homes no larger than our offering. Come by today to see the best deal in Arlington.



East Falls Church is located in the part of Arlington County that meets Falls Church City. The location is second to none with its own Metrorail station, the W&OD Trail, Tuckahoe and East Falls Church Parks, and a three block walk to commercial shops and restaurants.

The Metro can now take you anywhere you want to go; whether it be Washington DC, Tysons Corner, National Airport and soon even to Dulles Airport. This is Suburban/Urban living at its best. The famous W&OD Trail has access right across the street, and leads all the way to Purcellville VA. Tuckahoe Park features Tot Lots, and East Falls Church Park includes basketball courts and playing fields.



Tuckahoe Park



East Falls Church Park

