



Rock Spring Park – Country Club Hills

CITY & SUBURBAN
REAL ESTATE BROKERAGE

Chris Reynolds, Principal Broker
703-593-9086 Cell and Text
chris@citysub.net Email

Very Rare Opportunity Private Sale (principals only)

A spectacular 15,768 square foot lot backing to a virtual forest and located along popular North 30th Street. The existing home is very livable. This prized location hosts some of the finest custom homes in Northern Virginia.



4859 30th Street North Arlington, Virginia 22207

Offered for sale at \$1,100,000

Entire property and all improvements to be sold “as-is and where-is” A portion of the rear yard lies within a Resource Protection Area (RPA) but there remains ample footprint area for a significant new home. **PLEASE NOTE: Prospective Buyers are invited to walk the grounds during daylight hours but no access will be provided to the house.**



Extensive wooded area behind property



Approximate measures of frontage and depth From Arlington Co. website.
 Total area from tax records = 15,768 sf
 Zoning = R-10 (min. 10,000 sf lots)



Approximate topography from Arlington website

Rock Spring Park

Resource protection area is delineated by the hatched red lines.

Construction cannot occur in this red area

Builders should confirm the exact extent of this restricted area with their engineers.

There remains ample area on which to build a Significant new home

