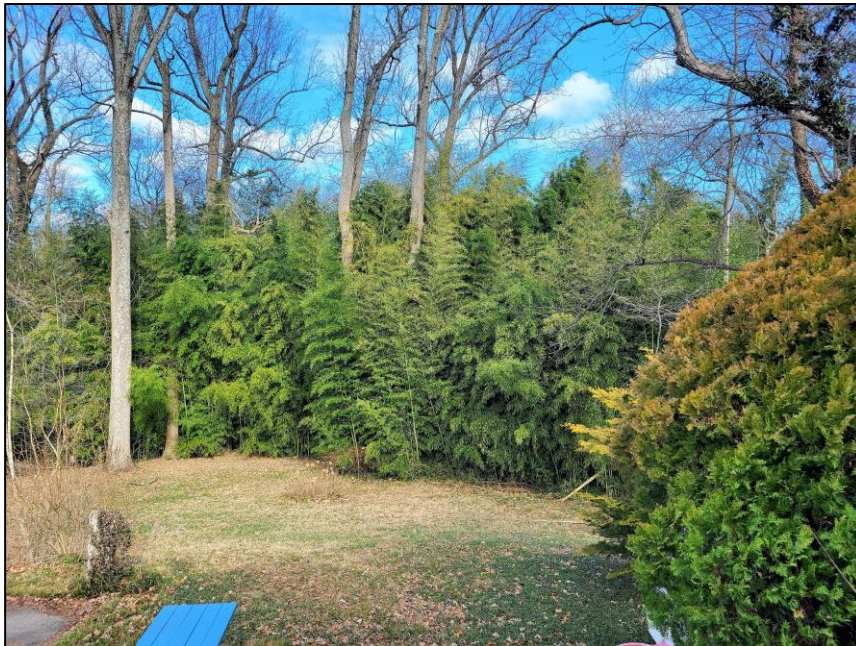


We are proud to present

4929 30th Street North
Arlington, Virginia 22207



CSHC

Christopher Reynolds, Principal Broker
City & Suburban Homes Co., Inc.
703-593-9086 cell and text
chris@citysub.net email

4929 30th Street North Arlington, Virginia 22207

This spectacular Property is located on coveted “Thirtieth Street” with its oversized lots and array of new custom homes of the highest quality. Rarely will you find a deep 24,206 square foot backing to trees on a quiet street so close to DC.

Owned by just one family since its construction in the 1960’s, this large Rambler style home could be a candidate for renovation. The land is also perfect for a new build with its generous dimensions (250’ x 100’) and gentle grade to the back. The area toward the back of this lot and the same area at the back of the rear adjacent lots are protected from any future construction by the Protection Area regulations of Arlington County.

If your interest is in new construction, there is a substantial building area which would accommodate a significant sized home compatible with other new custom homes on the street.

This very rare opportunity is being offered for sale at \$1,849,500. Sold strictly as-is.

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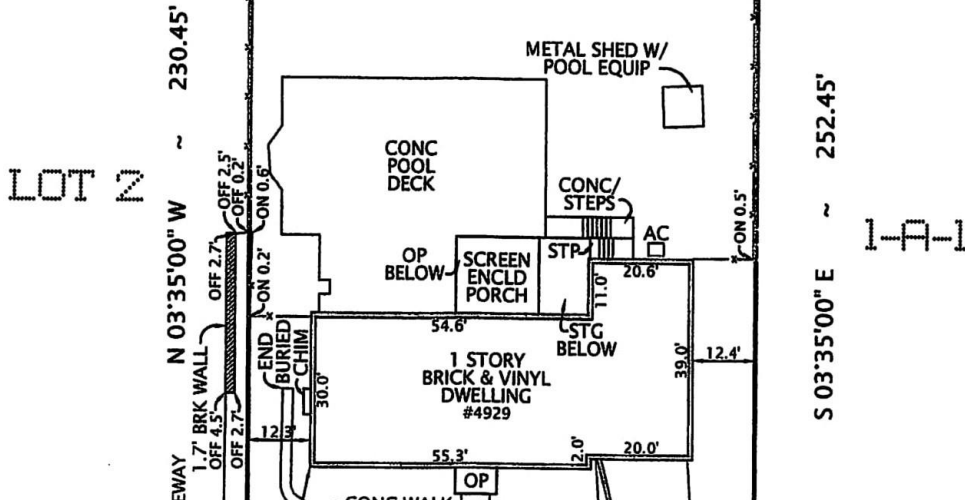
N/F KIRKBRIDE | N/F ROBERTS

N 86°25'00" E ~ 100.00'



LOT 1-B

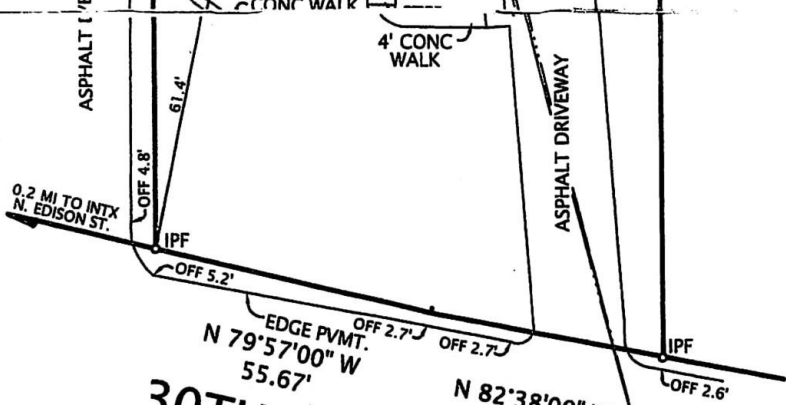
24,206 SF (COMPUTED)
23,604 SF (RECORDED)



LOT 2

N 03°35'00" W ~ 230.45'

S 03°35'00" E ~ 252.45'



30TH STREET NORTH
VARIABLE WIDTH

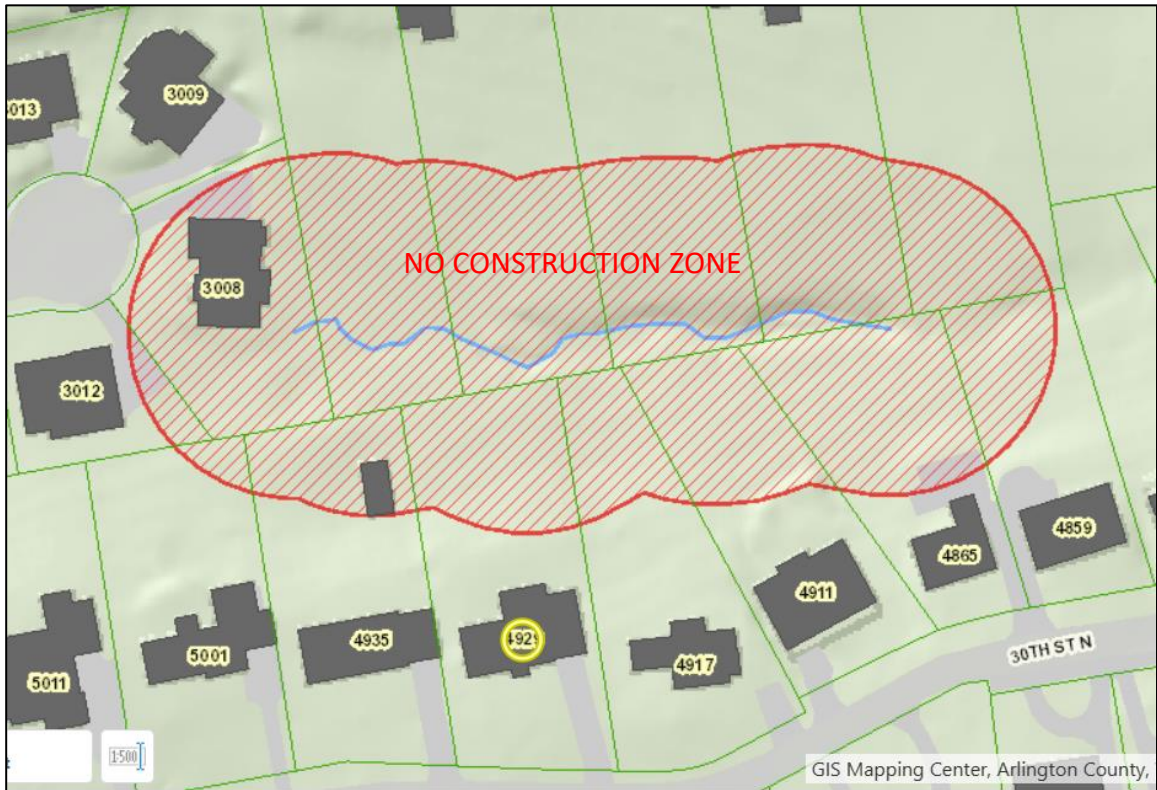
EDGE PVMT.
N 79°57'00" W 55.67'
N 82°38'00" W 46.75'

PLAT

House Location Survey from 2019



Resource Protection Area A Benefit to this Property

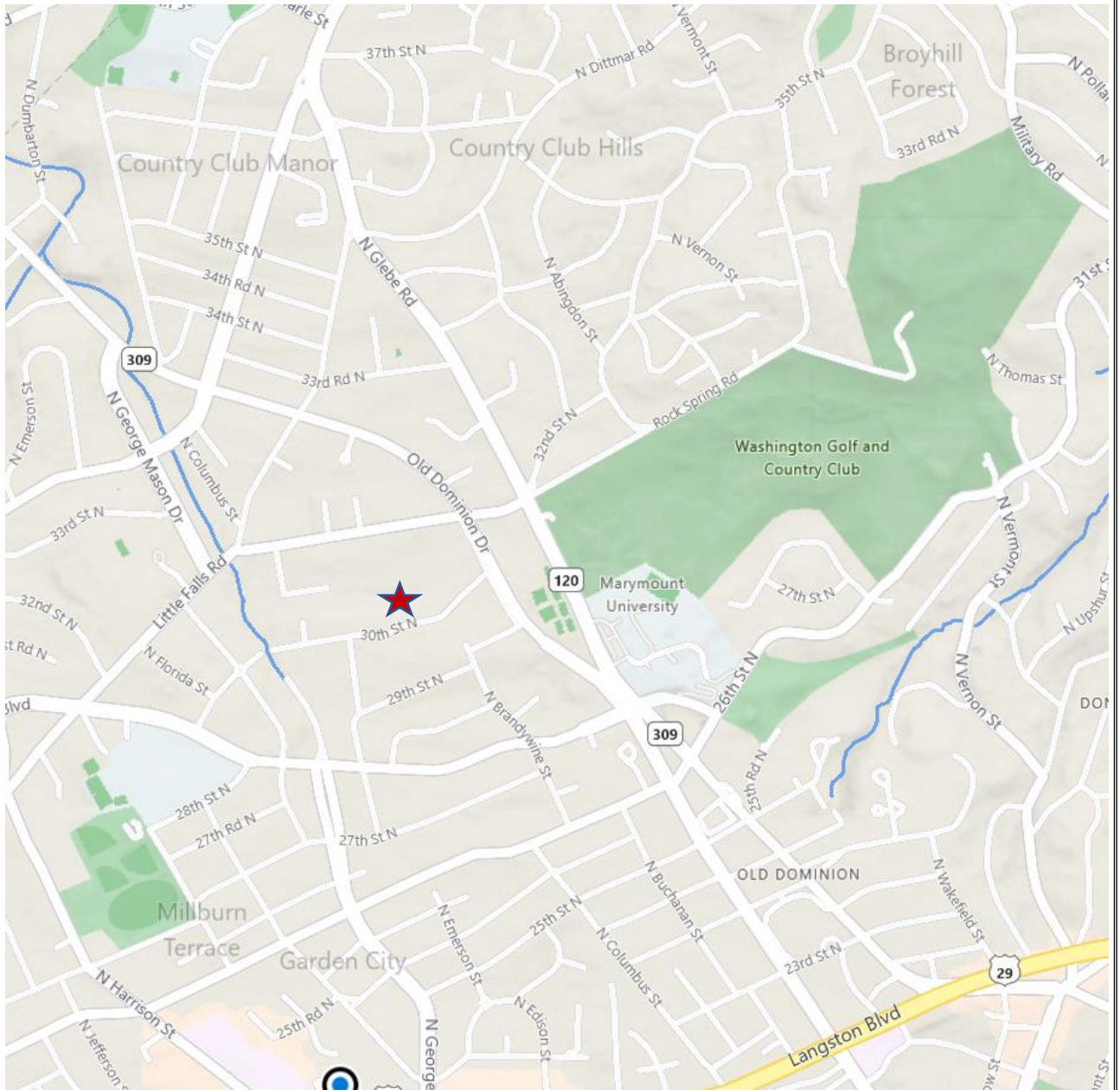


“The Resource Protection Area, or RPA, includes streams, rivers, and other water bodies and the environmentally sensitive lands within 100 feet of these water resources”. Generally speaking, anything other than gardening would require approval from the County. This effectively means that no structures will ever be built in the areas delineated in red above. This is not the same as a flood plain, and flooding has never been observed at this property. The existence of the RPA area means that the wooded open views from the back of this property will be preserved and not built on.

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Location



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