

# Prime Building Lot For Sale

3443 North Venice Street

Arlington, Virginia 22207

## COUNTRY CLUB HILLS



Beautiful wooded lot in the heart of Country Club Hills. Features 11,747 square feet suitable for construction of a significant custom home. Adjacent wooded lot behind this property is likely to remain untouched for the foreseeable future. Venice Street is graced with elegant homes along a quiet low traffic road. All utilities and services are available to the site.

Property is offered for sale at \$1,385,000

*For more information contact*

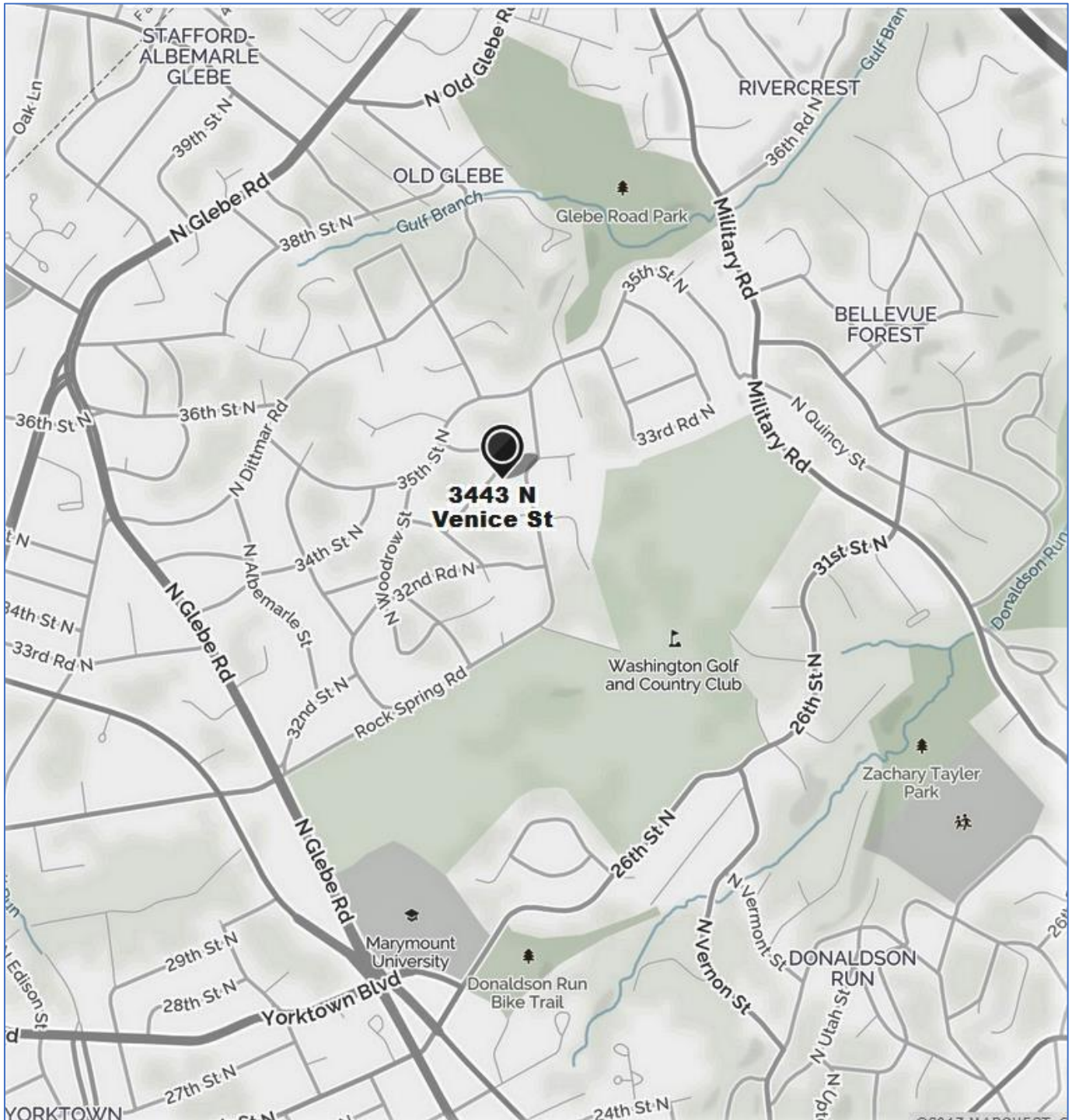
*Chris Reynolds, Principal Broker*

*703-593-9086 v/t | [chris@citysub.net](mailto:chris@citysub.net) email*

**CITY & SUBURBAN**  
REAL ESTATE BROKERAGE

Note: This offering is not yet a recorded lot. Owner has final approval of the resubdivision creating the lot subject only to the demolition of the existing structure at Sellers expense. Demolition and land disturbance permit applications have been submitted to Arlington County for approval.

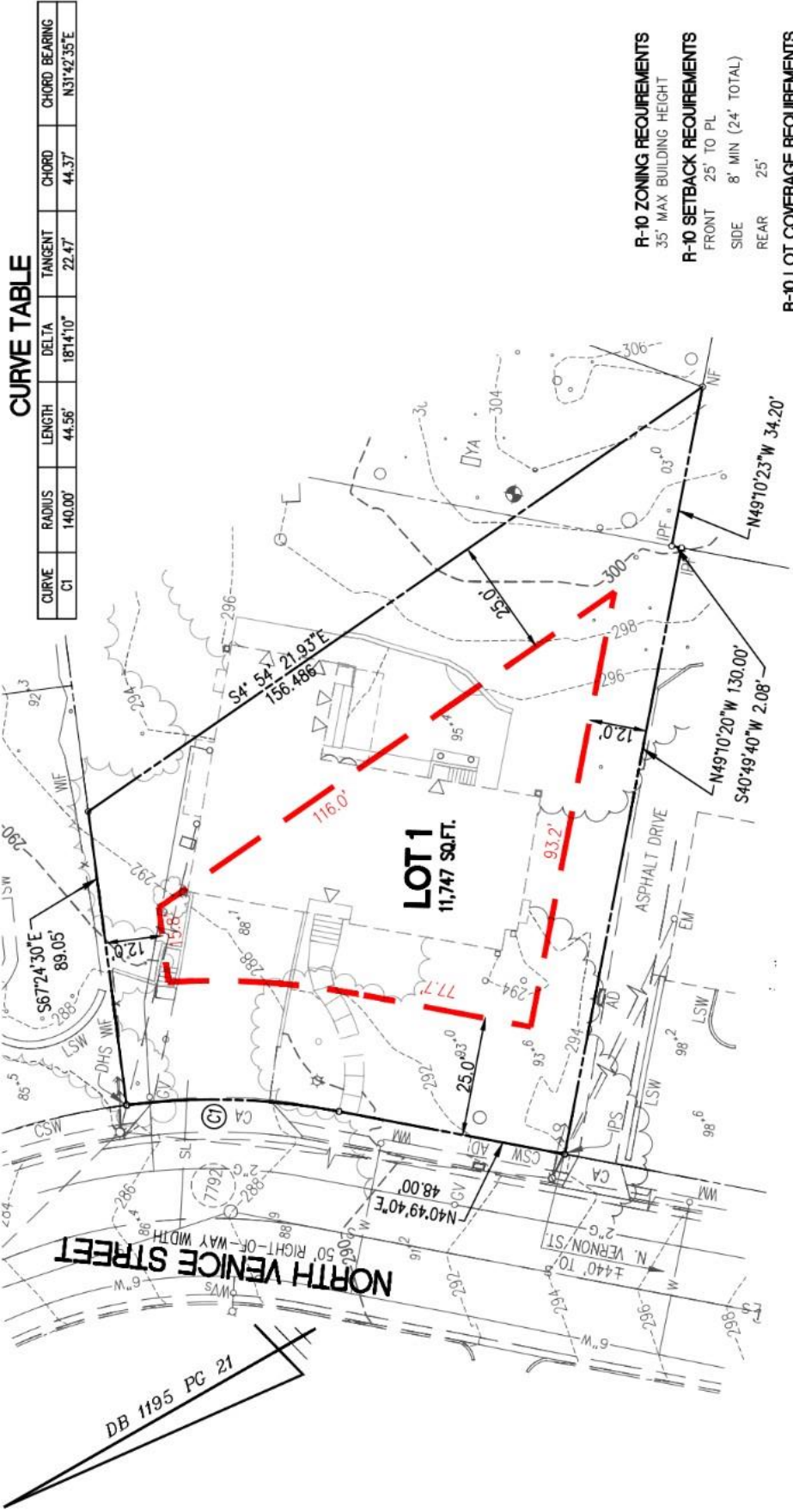
# Location Map



Convenient to Washington D.C., Tysons Corner, Reagan National and Dulles International Airports. Neighborhood shopping venues are abundant and close by.  
Walk to Washington Golf & Country Club.

Chris Reynolds 703-593-9086 | [chris@citysub.net](mailto:chris@citysub.net)





## Potential New Home

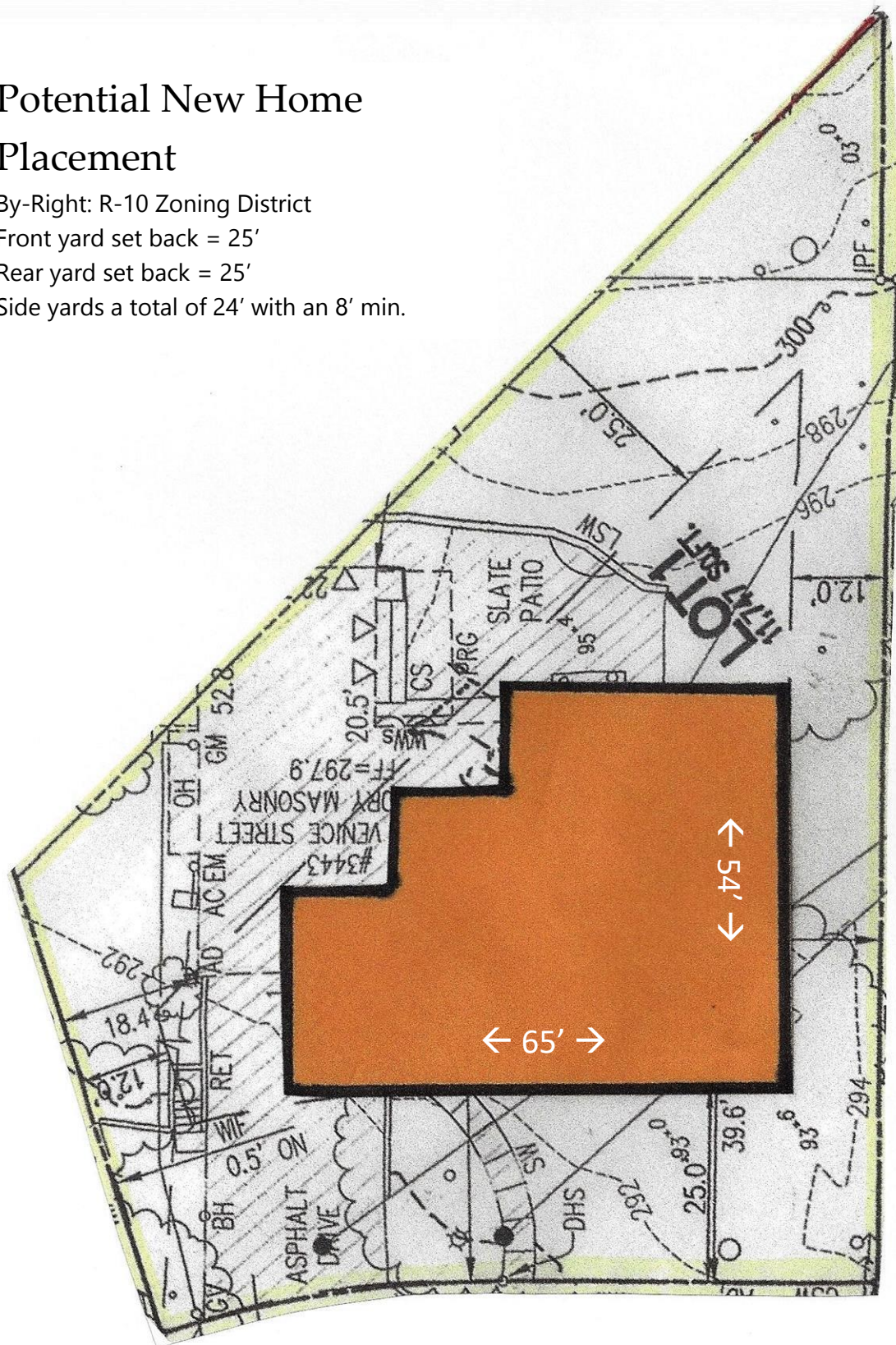
### Placement

By-Right: R-10 Zoning District

Front yard set back = 25'

Rear yard set back = 25'

Side yards a total of 24' with an 8' min.



North Venice Street