

We Proudly Present

**4106 North Richmond Street
Arlington Virginia 22207**

L I V E O N T H E P A R K



Located in the coveted Arlingwood community, this all Brick Rambler offers 4 Bedrooms and 3 full Bathrooms with updated Kitchen, hardwood floors and 2 fireplaces.

Very rare Property backing to Parkland with trails along Little Pimmit Run leading to the Potomac River at Chain Bridge.

One light to Washington D.C. with fast access to Downtown via Canal Road.

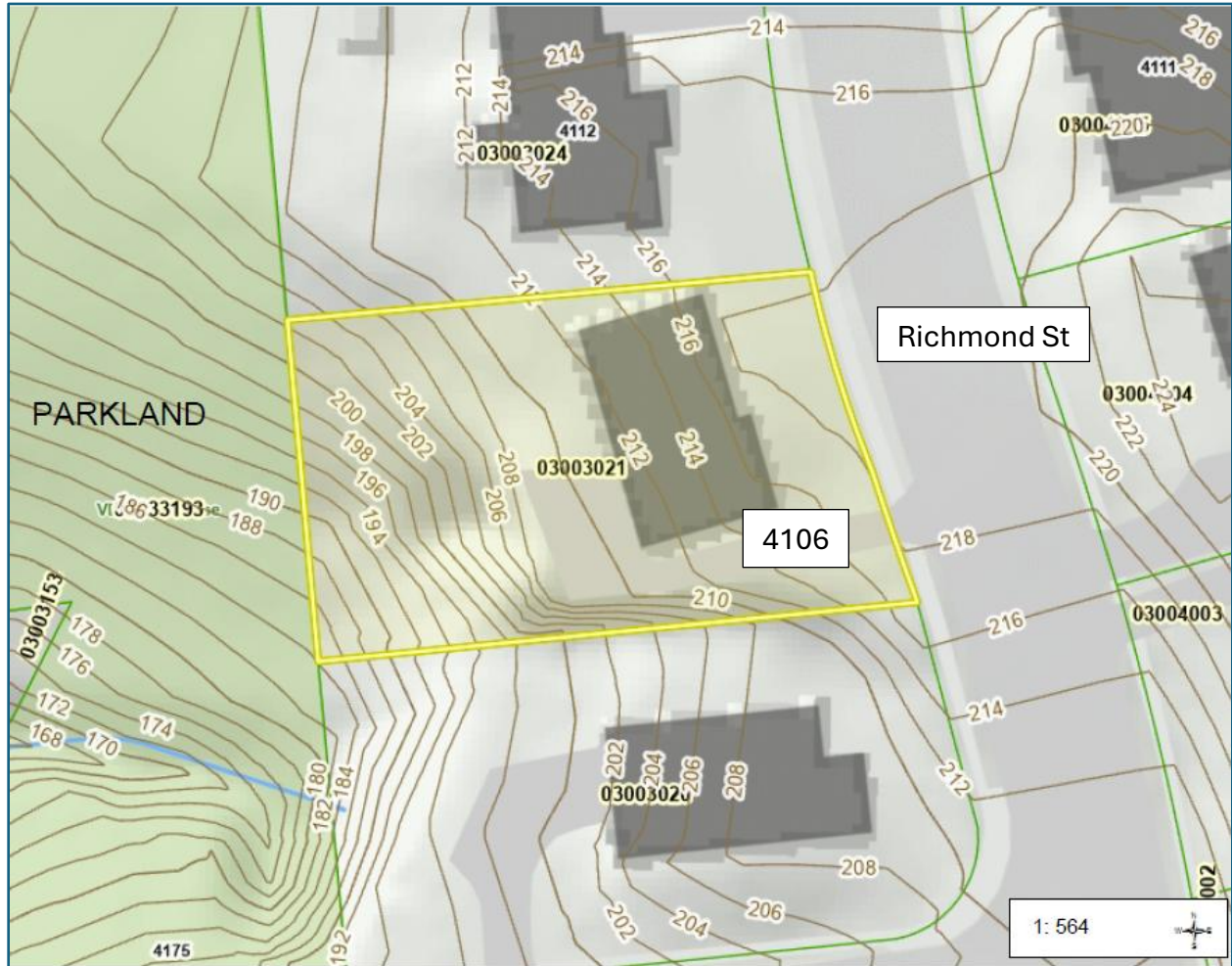
Two blocks from Glebe Road Park featuring tennis courts, a tot lot, pickleball and basketball courts. Easy walk across Chain Bridge to the C & O Canal with bike trails.

Chris Reynolds, Principal Broker
City & Suburban Homes Co., Inc.
703-593-9086 Cell & Text
chris@citysub.net Email

CSHC

4106 N. Richmond St., Arlington VA 22207

Arlington County Boundary and Topo Map



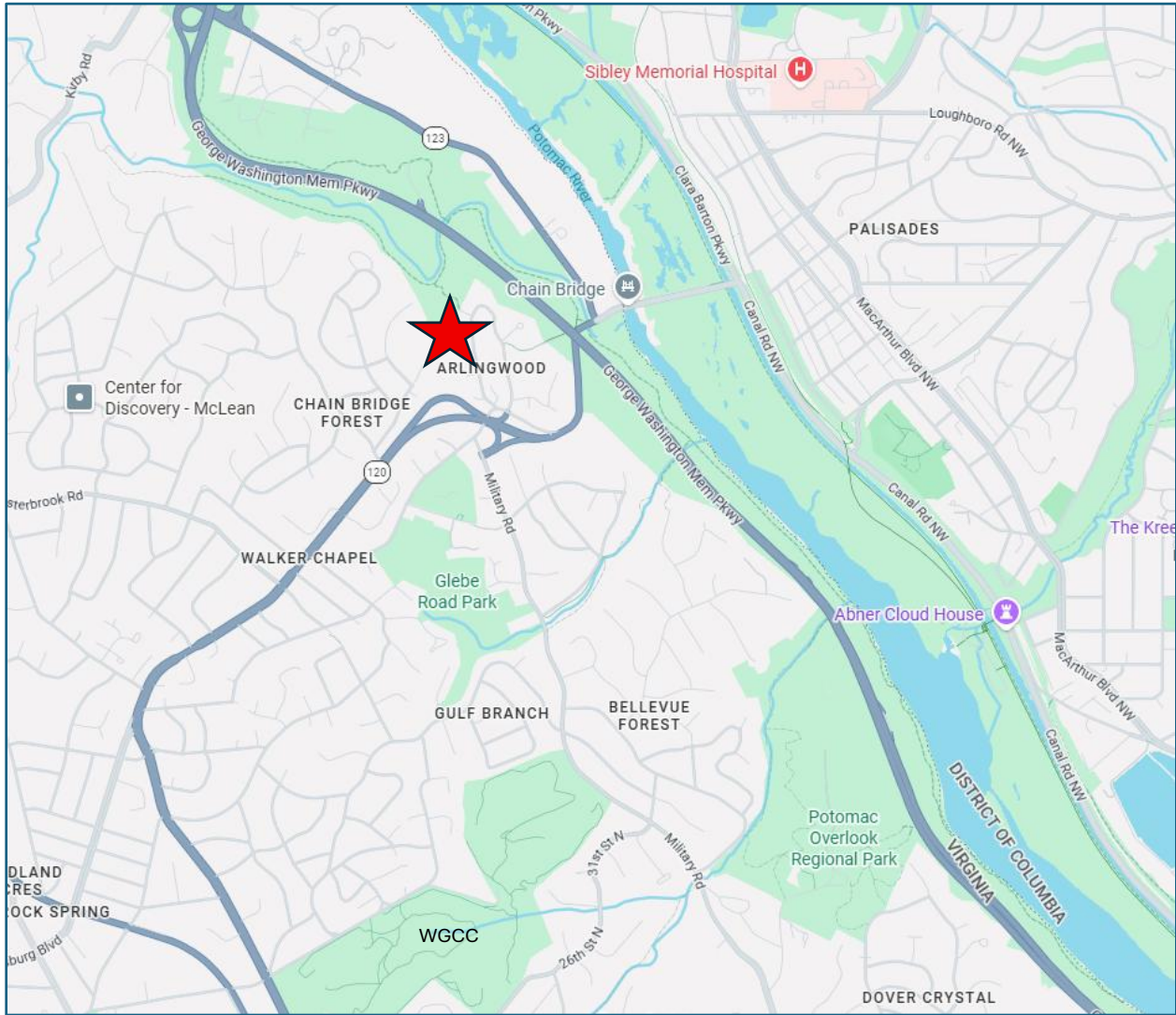
Disclosure: Part of this property is in the Arlington County VA Resource Protection Area, which dictates that no new structure can be built within 100' of a stream that leads to the Potomac River and the Chesapeake Bay.

We believe there is ample available area on the lot for a substantial new home, but the ultimate buyer is strictly responsible for determining that the lot suits their planned re-development.

There are no restrictions on building a second floor above the existing structure. This type of addition would make for a home with over 3,000 finished square feet above grade, with another 1,000 square feet in a finished walk-out basement, which could be valued at \$2,500,000 +.

4106 N. Richmond Street, Arlington VA 22207

AREA MAP



Section of the original 1957 House Location Survey, showing that the front and right side of the house could be closer to the property lines. 