



# Just Listed

**1926  
WOODLAWN AVENUE**

Falls Church, VA 22042

**VIRTUAL TOUR**

FallsChurchFineHome.com

**m THE  
MUSSER  
TEAM**

## Welcome Home!

Welcome home to City Park Homes – one of Falls Church's most sought-after neighborhoods. Enjoy the private backyard surrounded by mature trees and wildlife while maintaining close proximity to Falls Church City, Mosaic District, Tysons Corner, East Falls Church metro station, and Washington, DC. This storybook brick cape cod features three bedrooms, two and a half bathrooms and boasts light filled rooms, a spacious rec room, and a backyard for entertaining. The home is sited on a beautiful .17 acre private lot. The main level of the home features a living room with a wood burning fireplace, a dining room, and a kitchen that overlooks the garden and backyard. In addition, there are two bedrooms and a full bath on the main level as well. The upper level of the home has one bedroom, a half bath, and great space for an office. The lower level features a large recreation room, a full bathroom, a laundry area, and spacious multi-purpose storage. The home has off-street parking for two cars, and a shed for all your garden and recreational storage needs.





# Features & Amenities

## GENERAL

- Highly sought after neighborhood for location and community spirit
- Private lot .17 acres
- Spacious rec room
- Freshly painted interior *Benjamin Moore 2024*
- New furnace/AC *2023*
- New roof with warranty *2019*

## MAIN LEVEL

### Living Room

- Crown molding
- Wood burning fireplace
- Hardwood floors

### Dining Room

- Crown molding
- Chair rail
- Hardwood floors

### Kitchen

- French doors lead to backyard
- Granite countertops

- Gas range
- Tile floors

### Primary Bedroom

- Crown molding
- Chair rail
- Closet
- Hardwood floors

### Primary Bath

- Tub shower *Reglazed 2024*
- Tile floors

### Bedroom 2

- Crown molding
- Chair rail
- Closet
- Hardwood floors

## UPPER LEVEL

### Bedroom 3

- Closet
- Hardwood floors

### Office

- Additional storage
- Hardwood floors

### Half Bath

- Vanity sink
- Tile floors

### Storage

- Systems and storage space
- Tile floors

## LOWER LEVEL

### Rec Room

- Recessed lights
- Storage closet with shelving
- Tile floors

### Full Bath

- Tub shower
- Lighted mirror and sink
- Tile floors

### Storage Closet

- Custom shelving
- Spacious storage

### Laundry Area

- Shelving
- Deep sink
- Washer and dryer
- Tile floors

## LOCATION

- Harris Teeter Falls Church *1.4 miles*
- Falls Church City *1.5 miles*
- Falls Church Farmers Market *1.9 miles*
- East Falls Church Metro *2.9 miles*
- Mosaic District *3.1 miles*
- Tyson's Corner Center *4.9 miles*
- Washington D.C. *10.5 miles*
- DCA Reagan National Airport *11.3 miles*

**1926  
WOODLAWN AVENUE**  
Falls Church, VA 22042

**VIRTUAL TOUR**  
[FallsChurchFineHome.com](https://www.FallsChurchFineHome.com)

*All information deemed reliable, but should be independently verified.*



**ANDY MUSSER, REALTOR®**  
Licensed in VA, DC, MD  
703.966.2180  
[andy@themusserteam.com](mailto:andy@themusserteam.com)  
**TheMusserTeam.com**

**kw UNITED**  
KELLERWILLIAMS. REALTY

Keller Williams Realty  
Falls Church | 703.533.1500  
105 W Broad Street, Suite 200  
Falls Church, Virginia 22046

