



Just Listed

**5502
7TH RD S**

Arlington, VA 22206

VIRTUAL TOUR

Arlington-Living.com

**m THE
MUSSER
TEAM**

Welcome Home!

Welcome home to this sun-filled, semi-detached home in the popular Columbia Heights neighborhood of South Arlington! Enjoy so many walkable outdoor amenities in this well located neighborhood including the Long Branch Nature Center, W&OD Bike Trail, Tyrol Hill Park & Playground and the Glencarlyn Dog Park. The well regarded Arlington schools include Carlin Springs Elementary, Kenmore Middle and Washington Liberty High. This stately, renovated home features two bedrooms and one and half bathrooms across two levels of finished living space. The home is sited on a beautiful .078 acre lot with a private fully-fenced back yard. Exterior features include a widened and extended driveway (for easy in and out), an oversized shed for additional storage and lovely landscaped garden beds in the front and back yard. Newer systems including Bryant HVAC in 2021, shingle roof in 2018 and double pane windows in 2017.



Features & Amenities

GENERAL

- Semi-Detached house sited on .078 acre lot
- Prime South Arlington location
- Double pane windows 2017
- Large back yard w/ privacy fence
- Walkable to Long Branch Nature Center
- Easy to Tyrol Hill Park & W&OD Trail
- Extended & widened driveway

MAIN LEVEL

Living Room/Dining Area

- Crown molding
- Recessed lights
- Hardwood floors
- Washer/dryer closet

Kitchen

- Recessed lighting
- Wood cabinetry
- Under cabinet lighting
- Stainless steel appliances
- Granite countertops
- Tile backsplash
- Window over sink
- Hardwood floors

Half Bath

- Wood vanity
- Tile floors

UPPER LEVEL

Primary Bedroom

- Lighted ceiling fan
- Two closets
- Hardwood floors

Bedroom 2

- Closet
- Hardwood floors

Full Bath

- Tub shower with tile surround
- Pedestal sinks

SYSTEMS & MISCELLANEOUS

- Shingle roof 2018
- Bryant HVAC 2021
- Whirlpool water heater 2013
- Double pane windows 2017
- Widened driveway 2014
- Oversized shed 2015
- Privacy fence

Bathroom 5'11" x 10'4"

- Shower
- Washer & dryer

LOCATION

- Tyrol Hill Park & Playground .3 mile
- W&OD Bike Trail & Four Mile Run .4 mile
- Long Branch Nature Center & Park .5 mile
- Glencarlyn Dog Park .5 mile
- Arlington Mill Community Center .7 mile
- Bailey's Crossroads 1.1 miles
- Harris Teeter 1.3 miles
- Ronald Reagan National Airport 7.0 miles

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All information deemed reliable, but should be independently verified.



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