



## Classic Lyon Village Colonial walking distance to Clarendon Metro

1308 Hartford Street, Arlington

\$949,000.00

Subdivision: Lyon Village  
Year Built: 1938  
Lot Size: sq. ft. 5300  
Real Estate Taxes: \$7797

Elementary School: Taylor  
Middle School: Swanson  
High School: Washington-Lee

For more information call:

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*Some features of this home include:*

- Beautifully landscaped yard complimenting charm and character of this special house
- 1 car garage & 3 off street parking spaces with curb access
- Row of planted trees along 13th street
- Glassed in porch & two decks with connecting spiral staircase to lower level
- Elegant brick patio in back & side yard framed by trees, shrubs, and flowers
- New front driveway & walkway
- New garage door with varnished wood
- Fence on two sides of home
- New windows throughout house
- Varnished 22 doors & trim highlighting lovely grains of wood
- First floor bedroom with full bath



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- Master bedroom with private deck and cedar walk-in closet
- Refinished Hardwood floors throughout
- Roof, furnace, washer & dryer, stove, kitchen floor replaced
- French drain and sump pump installed in basement
- Point of Use hot water for first floor bedroom and master bedroom
- Dog park across the street

A Truly Fabulous Home!



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