

## **TAKE ONE**

### **Advantages of 1308 N Hartford Street**

Located in a metropolitan setting with lots of activity but a number of families with small children have recently moved into Lyon Village. Lyon Village has strong community cohesiveness and organization and a two acre children's water park as well as one basketball and two tennis courts for adults.

1308 is the closest single family dwelling to the Clarendon Metro

42 restaurants are within easy walking distance, 12 are within 1/10 mile

Overlooks Arlington's largest dog park which is active in mornings, evenings and on week-ends

Two well respected child care centers are located one and three blocks away

One car garage plus parking space for 3 more cars

Watch old and young joggers, bicyclists and walkers constantly

Easy outdoor maintenance – very little grass to cut.

The current owners are blue water sailors hence all of the brightwork. Each door has 4 or 6 coats of varnish requiring 12 to 18 hours of labor. Only those areas that receive direct sunlight will deteriorate, the inside doors and trim should last well over 25 years.

The County has published fairly extensive plans for improvement of the one acre dog park across the street which is to be reconfigured as a combination dog and people park when County funds are available.