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McEneaney Associates Realtors©
4720-A Lee Highway
Arlington, VA 22207
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5708 Little Falls Road Arlington, VA 22207

Sited on nearly half an acre of lush, rolling lawn, this 1930's Cape Cod features a grand living room with dramatic cathedral ceiling with arched beams & fireplace, formal dining room with corner cupboards & spacious kitchen with center island, breakfast room & wall of French doors opening to patio & large backyard. This North Arlington gem also has 3 finished levels, 5 bedrooms, 3.5 baths, den, rec room, hardwoods, laundry room on the main level & 2-car garage. Located in the Yorktown High School pyramid, it is walking to the Lee-Harrison Shopping Center & is minutes to DC, major commuter roads, restaurants & retail.

3wilders.com

All information is deemed accurate, but as it is provided by third parties, it is not guaranteed.



Specializing in the marketing of fine residential properties.





McEneaney Associates, Inc.
4720-A Lee Highway
Arlington, VA 22207

PROPERTY DETAILS

5708 Little Falls Road, Arlington, VA 22207

Offered at \$842,500

MAIN LEVEL

- Grand Living Room featuring dramatic cathedral ceiling with arched beams, Juliet balcony, wide-plank hardwood floors & fireplace
- Formal Dining Room with wide-plank hardwood floors, two built-in corner cabinets & chair rail
- Spacious Kitchen with center island, recessed lighting, ceramic tile floor, Sub-zero refrigerator, Bosch dishwasher, Jenn-Air cooktop & two Thermador wall ovens
- Breakfast Room with ceramic tile floors & French doors to patio & backyard
- Den off of Living Room
- Master Bedroom with built-ins, cedar closet & second closet
- Hallway Full Bath with shower/tub
- Bedroom #2 with built-ins, closet & ensuite Full Bath with shower
- Laundry Room with washer, dryer, sinks & cabinetry
- Foyer with coat closet

UPPER LEVEL

- Bedroom #3 with built-ins & two closets
- Bedroom #4 with closet
- Bedroom #5 with closet
- Hallway Full Bath with shower/tub
- Juliet balcony overlooking Living Room

LOWER LEVEL

- Rec Room with fireplace & built-in bar
- Half-Bath
- Utility Room with stairs to side yard

EXTERIOR

- 19,524 sq ft lot (0.45 acres)
- New asphalt driveway & new split-rail fence along driveway in April 2010
- Brick & siding exterior
- 2-car garage
- Rear patio

LOCATION

- Walk to Nottingham Elementary School (0.2 miles), Williamsburg Middle School (0.7 miles) & Yorktown High School (0.6 miles)
- Walk to Lee-Harrison Shopping Center (0.6 miles) with retail, eateries & restaurants, Starbucks, Safeway, Harris-Teeter & more
- Minutes to major roads & easy access to DC, Rosslyn-Ballston Corridor, Tysons Corner, McLean, Pentagon, Crystal City & Old Town Alexandria

ADDITIONAL INFORMATION

- Entire property sold "As Is"
- Furnace replaced approximately one year ago

LIST OF CONVEYANCES

5708 Little Falls Road, Arlington, VA 22207

8. UTILITIES - WATER, SEWAGE, HEATING AND CENTRAL AIR CONDITIONING (Check all that apply)

Water Supply:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private Well	<input type="checkbox"/> Community Well
Sewage Disposal:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Septic for # BR _____	<input type="checkbox"/> Community Septic <input type="checkbox"/> Alternative Septic for # BR _____
Hot Water:	<input type="checkbox"/> Oil	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Elec. <input type="checkbox"/> Other _____
Air Conditioning:	<input type="checkbox"/> Oil	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Elec. <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other _____ <input type="checkbox"/> Zones _____
Heating:	<input type="checkbox"/> Oil	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Elec. <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other _____ <input type="checkbox"/> Zones _____

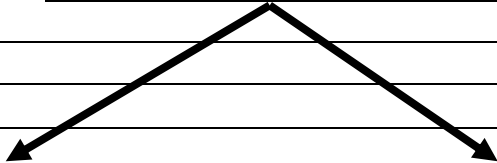
9. PERSONAL PROPERTY AND FIXTURES The Property includes the following existing personal property and fixtures: built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic and exhaust fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, window treatment hardware, smoke and heat detectors, TV antennas, exterior trees and shrubs. Unless otherwise agreed to in writing, all surface or wall mounted electronic components/devises **DO NOT** convey. If more than one of an item convey, the number of items is noted.

The items marked YES below are currently installed or offered.

Yes	No	Yes	No	Yes	No
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OTHER _____

AS IS ITEMS - ENTIRE PROPERTY SOLD AS IS.



If entire Property is sold "As Is," appropriate addendum must be included with sales offer.

LEASED ITEMS

Any leased items, systems or service contracts (including, but not limited to, fuel tanks, water treatment systems, lawn contracts, security system monitoring, and satellite contracts) DO NOT CONVEY absent an express written agreement by Purchaser and Seller. The following is a list of the leased items within the Property:

