



1320 Fort Myer Drive No. 811
Arlington, VA 22209

The art of the old combines with the sophistication of the new in this spacious condominium featuring new windows & an updated Kitchen with new black pearl granite countertops, flooring & black appliances. Updated for today's lifestyle, this property has parquet wood floors in the large Living/ Dining Room & in the huge Master Bedroom with walk-in closet, plus there's an updated full bath, fresh paint & low monthly fee. Walk to Rosslyn Metro or Court House Metro, plus easy access to DC, GW Parkway, Fort Myer, Pentagon & Airport.



More photos and property details at

3wilders.com

Offered at \$255,000

Monthly condo fee: \$280

2010 Annual Taxes: \$2087

628 sf. ft. of living space



Carol, Tracy & Leslie Wilder
703.786.8635
info@3wilders.com

Metro
McENEARNEY
ASSOCIATES, INC. REALTORS®

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ARLINGTON, VA 22209



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3wilders.com

For Everything Real Estate, Take a Walk on the Wilder Site

Carol, Tracy & Leslie Wilder
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4720 Lee Highway
Arlington, VA 22207
703.525.1900

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





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

PROPERTY DETAILS

1320 Fort Myer Drive, #811, Arlington, VA 22209

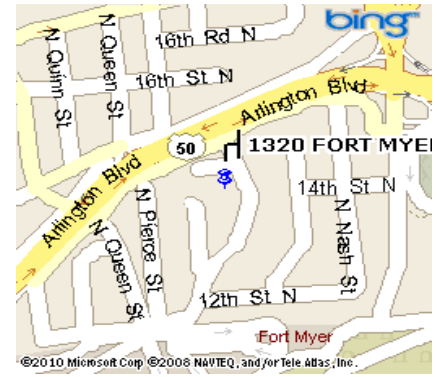
Offered at \$255,000

Nice Blend of Old Charm & New Sophistication

This Condo outshines the competition

- Top-Notch location for this bright, airy condominium with 1 Bedroom, 1 Bath & open floor plan with 628 square feet of living space & tree views from large windows.
- Brand new Energy Star double-pane windows.
- Neutral Paint colors, gleaming parquet wood floors.
- Classy, updated Kitchen features NEW sophisticated black pearl granite counter tops, stainless sink & single-lever faucet & Tarkett “slate” FiberFloor in mottled shades of black, grey & copper. The cabinets are refinished in warm, spicy tones & there is a newer black refrigerator & dishwasher plus classic stainless-top single unit cook top/oven provides extra cabinet space.
- Spacious Master Bedroom with walk-in closet.
- Foyer with coat closet.
- Low monthly condo fee of \$280.
- Ample off-street, unassigned parking (requires parking sticker).
- Laundry Room & extra storage bin located in same building.
- Close to THREE Metrorail stations: Rosslyn Metro (0.8 miles, Orange & Blue lines), Court House Metro (0.7 miles, Orange line) or use short cut to Arlington Cemetery Metro (Blue line). Check out www.wamata.com for a destination.
- Walk to the Quarterdeck Restaurant & Fort Myer Market which are just up the street, or use the footbridge at the bottom of the street to access dining & retail in the Rosslyn & Court House areas.
- Enjoy the nearby bike trail plus Fort Myer Heights Park where dogs are welcome & includes a tot lot, half-basketball court, grassy volley ball court, picnic/grilling lawn. Practically in your backyard is the Iwo Jima Memorial, Carillon Bells, US Marine Memorial & Arlington National Cemetery- great for walking, bicycling & running.
- Easy access to DC, GW Parkway, Fort Myer, Pentagon, Crystal City & Reagan National Airport.
- FHA/VA approved.

Status: ACTIVE
List Price: \$255,000
Ownership: Condo - Sale
BR/FB/HB: 1/1/0
Lot AC/SF: /
Lvls/Fpls: 1 / 0
Tot Fin SF: 628
Tax Living Area: 628
Year Built: 1947
Total Tax: \$2,087
Tax Yr: 2010
Ground Rent:
Style: Colonial
Type: Garden 1-4 Floors



Foreclosure: No

Legal Sub: Westmoreland Ter
Adv. Sub: Westmoreland Ter
Model: SPACIOUS 1 BEDROOM

Auction: No

HOA Fee: /
C/C Fee: \$280.00/ Monthly
Condo/Coop Proj Name: WESTMORELAND TERR

Potential Short Sale: No

ADC Map: 17D3

	Total	Main	Upr1	Upr2	Lwr1	Lwr2
BR:	1	1	0	0	0	0
FB:	1	1	0	0	0	0
HB:	0	0	0	0	0	0

Schools:
 ES: KEY
 MS: SWANSON
 HS: WASHINGTON-LEE

Master Bdrm: 17 x 10 Main
Master Bdrm 2:
First Bdrm:
Second Bdrm:
Fifth Bdrm:
Living Rm: 17 x 11
Dining Rm: 10 x 6
Kitchen: 11 x 5

Rec Rm:
Den:
Library:
Sitting:
Othr Rm 3:
Foyer :
Garage:
Carport:

Exterior:
Exterior Const: Brick
Other Structures: Above Grade
Lot Desc:

Exposure: Trees
Roofing:

Basement: No
Parking: Gen Comm Elem, Permit Required, Unassigned
Heating System: Central, Heat Pump(s)
Water: Public
Cooling System: Central A/C, Heat Pump(s)
Sewer/Septic: Public Sewer

Gar/Crpt/Assgd Spaces: //
Heating Fuel: Electric
Hot Water: Other
Cooling Fuel: Electric
Soil Type:

Appliances: Cooktop, Dishwasher, Disposal, Icemaker, Oven/Range-Electric, Refrigerator
Amenities: Bath Ceramic Tile, Granite Counters, Shades/Blinds, Wood Floors
HOA/C/C Fee Includes: CAM, Ext Bldg Maint, Lawn Maintenance, Management, Master Ins Policy, Parking Fee, Reserve Funds, Road Maint, Sewer, Snow Removal, Trash Removal, Water
HOA/C/C Amenities: Comm Lndry Rm, Common Grounds, Extra Storage

Remarks: Nice blend of old charm & new sophistication in quiet, park-like location. NEW Energy Star double-pane windows! Classy updated Kit w/ black pearl granite, Tarkett "slate" FiberFloor, black appliances, spicy cabinets. Updated Bath, wood floors, & huge MBR w/ walk-in closet. Low \$280 condo fee. Walk to Metro! EZ access to dining, retail, DC, GW Pkwy, Pentagon, Ft Myer, Airport. FHA/VA approved.

Directions: From Rosslyn, South Fort Myer Dr, cross over Rt 50, immediate right on Service Rd, 2nd left on Fort Myer to building on the right.

Listing Co: McEneaney Associates, Inc., MCE6

List Date: 24-Jun-2010

DOM-MLS/Prop: 36/36

LIST OF CONVEYANCES

1320 Fort Myer Dr, #811, Arlington, VA 22209

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 type="checkbox"/> Gas	<input type="checkbox"/> Elec. <input checked="" type="checkbox"/> Other <u>Central to building</u>
Air Conditioning:	<input type="checkbox"/> Oil	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Elec. <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Other _____ <input type="checkbox"/> Zones _____
Heating:	<input type="checkbox"/> Oil	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Elec. <input checked="" 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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Alarm System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Satellite Dish
<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Built-in Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Furnace Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Storage Shed
<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Ceiling Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Garage Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____ 1* Stove or Range
<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Central Vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ w/remote	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Trash Compactor
<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Clothes Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Gas Log	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Wall Oven
<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Clothes Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Hot Tub, Equip & Cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Water Treatment System
<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Cook top	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Window A/C Unit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____ 1 Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Playground Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Window Fan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____ 1 Disposer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Pool, Equip & Cover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____ ** Window Treatments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Electronic Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____ 1 Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Wood Stove
<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ Fireplace Screen/Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____ 1 w/ice maker			

OTHER *cooktop/oven is a free standing unit, **existing shades and blinds, extra storage is located just one flight down and laundry is in the basement of this building. Refrigerator has through-the-door filtered water dispenser and ice maker in freezer

AS IS ITEMS - Seller does not warrant the condition or working order of the following items and/or systems:

If entire Property is sold "As Is," appropriate addendum must be attached.

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: