

721 North Edgewood Street

ADDITIONAL AMENITIES

- 3,536 sq. ft. of living space throughout this 4 level gorgeous custom-built home!
- Heating: 2-zone Carrier forced air gas furnace (Main & Lower Levels) & Carrier electric heat pump system (Upper Levels).
- Cooling: 2-zone Carrier electric central air conditioning (Main & Lower Levels) & Carrier electric heat pump system (Upper Levels).
- Honeywell humidifier.
- Honeywell electronic air cleaner.
- RUUD 75-gallon gas hot water heater.
- (2) Sump pumps installed.
- Hunter Douglas room darkening/light filtering shades throughout home.
- 400 series Andersen windows throughout home.
- Brinks security system.
- **Solid 3 1/4" oak hardwood flooring** throughout Main Level.
- 30-year architectural shingled roof.
- Hardi-Panel fiber cement siding (50-year manufacturers warranty).
- Front with flagstone walk, front porch, driveway and flower beds/gardens.
- Back porch with fully-fenced landscaped yard.
- Side fully-fenced flagstone patio with storage shed.
- Close to Clarendon Metro, parks, shopping, dining & entertainment!
- Year Built: 2004
- Lot Size: 5,975 sq. ft.
- Total Taxes: \$9,574/yearly



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See additional photos &
virtual tours at:
www.coleyreed.com



Disclosures available online
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Lyon Park Colonial

Arlington, VA

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Long & Foster Real Estate, Inc.



721 NORTH EDGEWOOD STREET



Living Room



Dining Room



Dining Room



Family Room



Kitchen



Breakfast Room



Master Bedroom



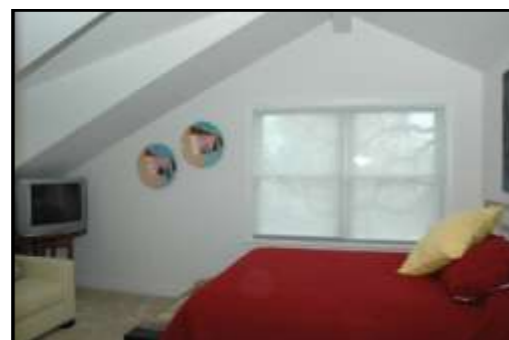
Master Bedroom



Master Bathroom



2nd Bedroom



3rd Bedroom



4th Bedroom

MAIN LEVEL

- Covered front porch with seating area.
- Foyer entry with solid-wood & leaded glass door w/ light panels windows, oval window, hardwood flooring, coat closet and crown molding.
- **12'x15' Sunken Family Room with hardwood flooring and crown molding.**
- **27'x12' Kitchen with hardwood flooring, granite countertops, 42" cherry cabinetry w/ pantry closet & roll-outs, built-in desk, breakfast bar, double-bowl undermount stainless steel sink w/ garbage disposal and recessed lighting. Appliances: GE Profile stainless steel 26 cubic foot side-by-side refrigerator w/ water & ice dispenser, GE Profile stainless steel built-in double ovens w/ convection, GE Profile 5-burner gas range, GE Profile stainless steel dishwasher, GE Profile stainless steel built-in microwave and GE stainless steel trash compactor.**
- Breakfast Room with hardwood flooring, crown molding and chandelier.
- **11'x12' Formal Dining Room with hardwood flooring, solid-wood pocket doors, stained glass chandelier, decorative columns and crown, chair rail & shadow box moldings.**
- **12'x15' Living Room with hardwood flooring, gas fireplace w/ granite surround & hearth & wood mantle and crown molding.**
- Rear Foyer entry with hardwood flooring, coat closet, stained glass light fixture and crown molding.
- Hallway with hardwood flooring, stained glass wall sconces and crown molding.
- Powder Room with hardwood flooring, pedestal sink and crown molding.

2ND LEVEL

- **16'x18' Master Bedroom Suite with carpet, cathedral ceiling, skylights, stained glass chandelier and 8'x10' walk-in closet w/ custom closet system.**
- **16'x10' Master Bathroom with jetted tub, separate shower w/ bench & dual shower heads, double-sink granite vanity, decorative columns, commode closet and Italian stone tiled flooring & tub & shower surrounds.**
- **12'x14' 2nd Bedroom with carpet and double-wide closet.**
- **Hall full 5'x10' Bathroom with tub/shower, built-in linen cabinet and Italian Stone tiled flooring & tub/shower surround.**
- Laundry Room with ceramic tiled flooring, built-in cabinetry, built-in ironing board center and Maytag Neptune full-size washer & dryer.

3RD LEVEL

- **10'x15' 3rd Bedroom with carpet, cathedral ceiling and 8'x7' walk-in closet w/ custom closet system.**
- **11'x15' 4th Bedroom with carpet, cathedral ceiling and 8'x10' walk-in closet w/ custom closet system.**
- **Hall full 8'x8' Bathroom with shower, built-in linen cabinet and Italian stone tiled flooring & shower surround.**

LOWER LEVEL

- **23'x14' Recreation/Media Room with ceramic tiled flooring, gas fireplace w/ ceramic tiled surround & wood mantle, custom built-in bookcases, wall sconces and Bose surround sound speakers.**
- Powder Room with ceramic tiled flooring, pedestal sink and built-in shelving.
- Utility/Storage Room.

All information is deemed reliable, but not guaranteed.