



ELEGANT NEWLY BUILT TRANSITIONAL HOME IN WESTOVER

6229 WASHINGTON BLVD, ARLINGTON, VA 22205



Wylder Brothers[®]
REAL ESTATE

WYDLERBROTHERS.COM

Kitchen



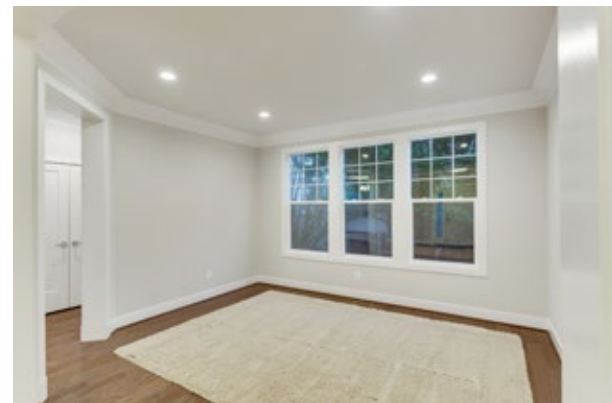
Less than half a mile to Westover Village and the East Falls Church Metro, these transitional styled homes were built by the esteemed Madison Homes. These elegant homes are beautifully designed and solidly built with gracious, open spaces that radiate harmony. The warm, bright and airy spaces of the open floor plan offer great flow and livability that are complemented by high-end detailing throughout. The stunning wide plank oak hardwoods, three piece crown molding, elegant wainscoting, and top-brand fixtures all add to the graceful and sophisticated feel of this home. Well-equipped to host any type of event; these homes have ideal formal spaces for more traditional entertaining, as well as plenty of area for more relaxed gatherings of friends and family. The designer kitchens features

granite counters, KitchenAid stainless steel appliances, an oversized island with seating, and separate walk-in and Butler's pantries. Step from the breakfast area through an oversized four panel sliding glass door out into the large, flat, private, and fully fenced back yards. The master suites both feature a distinctive tray ceiling, sitting area, two walk-in closets, and a spa bath with a Henley cast iron soaking tub, and oversized shower stall. . Enjoy Sundays at the Westover Farmer's Market and all of the wonderful restaurants and amenities of Westover Village. Numerous parks are in the neighborhood and the W&OD and Custis Trails are just down the street. The East Falls Church Metro station and I-66 access are less than half a mile away.

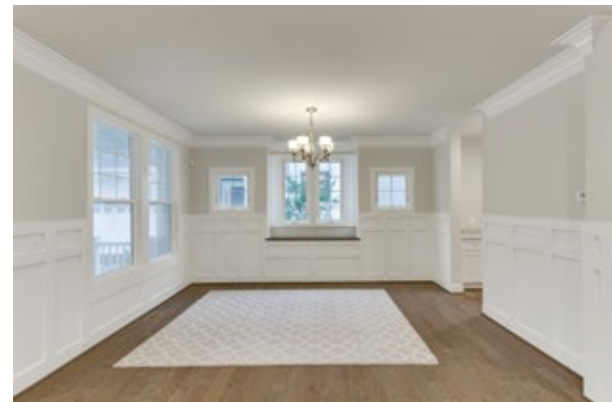
Family Room



Living Room



Dining Room





Master Bedroom



Master Bath



En-Suite Bath



Bedroom 2



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FEATURES:

- Spacious open floor plan with 9 foot ceilings on all levels, wide plank oak hardwoods on the main level, and high-end detailing throughout
- Welcoming foyer, living, and formal dining room all with 3-piece crown moldings
- Mudroom entrance from 2-car garage with custom built-in systems
- Formal dining room with hanging lighting over the table space, elegant wainscoting, and built-in seating in the bay window
- Large family room opens to the kitchen and breakfast area and includes a gas fireplace with glass doors and a mantel
- Upper level hardwood landing offers access into 4 bedrooms, the laundry room, and a linen closet
- Bedrooms 2 & 3 share a Jack-and-Jill en-suite bath and separate walk-in closets
- Bedroom 4 features a full en-suite bath and walk-in closet
- Lower level offers bedroom 5 with a direct entrance to the full bath, a bonus room, and a recreation room with a wet bar rough-in and a walk up to the back yard
- Abundant recessed lighting with high-efficiency LED bulbs throughout
- Kichler lighting fixtures
- Built-in security and home automation system

KITCHEN:

- KitchenAid stainless steel appliances including a gas cooktop and glass canopy hood, french door counter depth refrigerator, dishwasher, oven, and microwave.
- Granite counters and a distinctive tile backsplash and pendant lighting over the oversized island/breakfast bar
- Breakfast area near the oversized four panel sliding glass doors to the back porch/lawn
- Walk in pantry and Butler's Pantry off of the kitchen

MASTER SUITE:

- Striking tray ceiling with recessed lighting
- Sitting area near the windows offering wooded views
- 2 walk-in closets with custom built-in systems
- En-suite bath with separate vanities, a freestanding Henley cast iron soaking tub, a separate water closet, and an oversized shower with contemporary Delta fixtures including a rain head

ENERGY EFFICIENCY:

- 75-Gallon high efficiency gas hot water heater
- Jeld-Wen energy efficient low maintenance windows with Low-E glass
- Dual zone heating and cooling system
- High efficiency heating with a gas furnace for main and lower levels, heat pump for the upper level
- LED bulbs in all recessed lights

EXTERIOR/LOCATION:

- Professionally landscaped lot
- Painted brick and James Hardie siding with shake accents, low maintenance exterior trim, and 30-year architectural shingles
- Integrated side-entry two car garage with private turnaround
- Welcoming front porch with a 36" wide front door
- Back porch opens to fully fenced flat rear yard
- Less than a half mile to Westover Village (Sunday Farmers Market, Westover Beer Garden, Italian Store and more)
- Close to 66, Lee Highway, less than half a mile to the East Falls Church Metro Station
- Several nearby parks and convenient access to W&OD and Custis Trails

SCHOOLS:

- Tuckahoe Elementary School
- Swanson Middle School
- Yorktown High School

LEGAL DESCRIPTION:

- Year Built: 2017
- Estimated Square Footage: 4,870

Front Porch



Back Yard



Wydler Brothers®
REAL ESTATE

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JASON WALDER

REALTOR®, LICENSED IN VA & DC



Originally from Connecticut, Jason relocated to the Washington, DC metro area in 2008 to run a local luxury retail business. Most recently, Jason's proficiency in sales, client relations, and business management led him to serve as Chief Operations Officer(COO) for a well-known local residential homebuilder and remodeler, specializing in modern design. This foray into the real estate world enhanced Jason's knowledge in project management, overall operations process development, and most importantly client consultation services. His love of working with clients to conceptualize their dream homes led him to pursue a career in residential real estate sales. Jason currently lives in Arlington, VA, with his wife, Alison, and their two miniature dachshunds, Sophie and Gustav. Jason, an avid cyclist, has competed in both professional and amateur cycling races around the world. He enjoys a variety of endurance sports, traveling as much as possible, and experimenting in the kitchen.

To contact me regarding this property, please call

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or email Jason@WydlerBrothers.com

WYDLER BROTHERS is a residential real estate brokerage specializing in fine homes and condominiums throughout the DC metro area. With close to 1.25 billion in sales, they are one of the highest producing teams inside the Beltway and are ranked in the top 25 teams nationwide by *The Wall Street Journal*.

*This is not intended to solicit property currently listed for sale. Information deemed reliable, but not guaranteed.