

# *New Single Family Home*

2500 North Nottingham Street  
Arlington, VA 22207

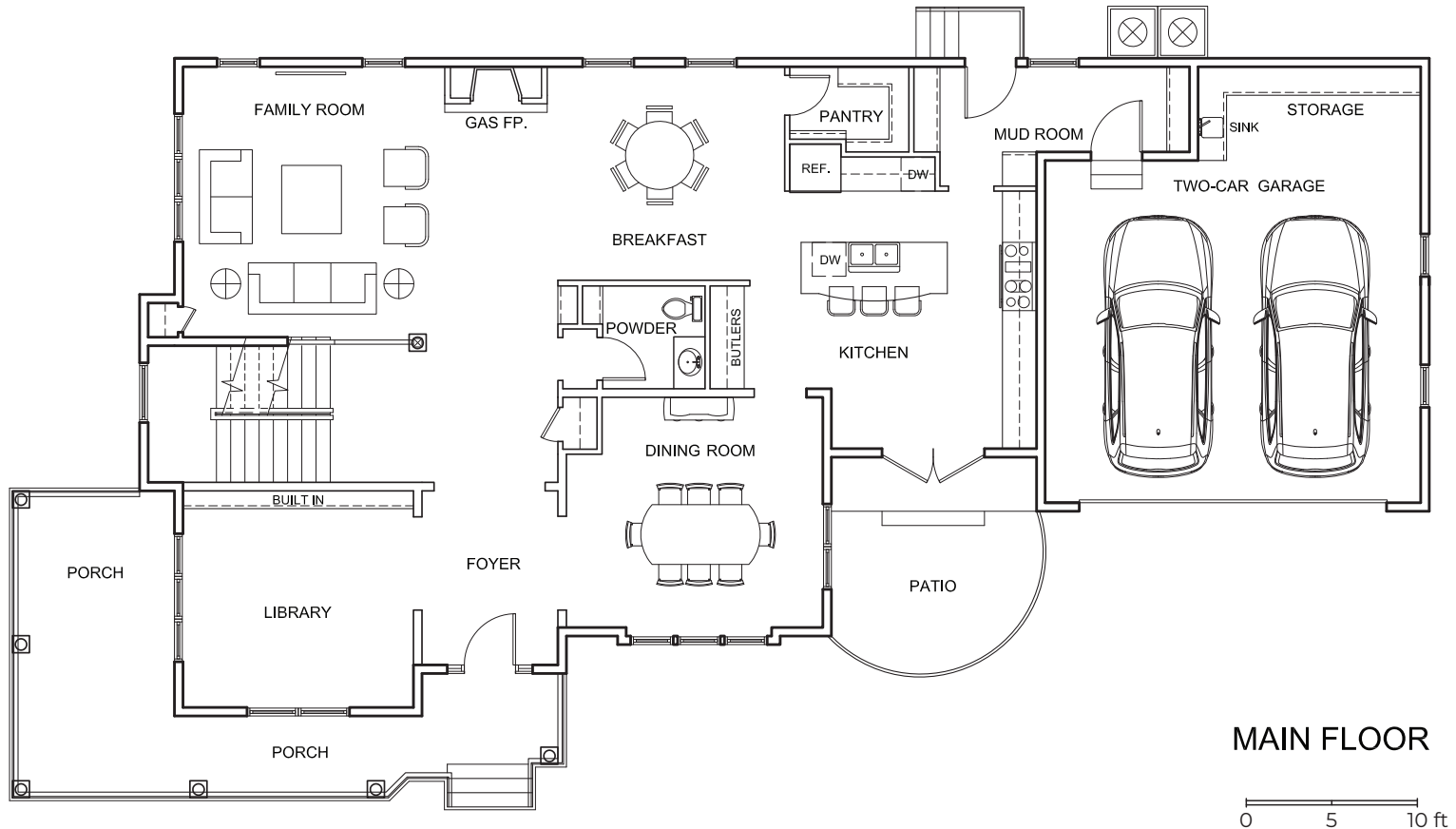


More at [www.2500Nottingham22207.com](http://www.2500Nottingham22207.com)

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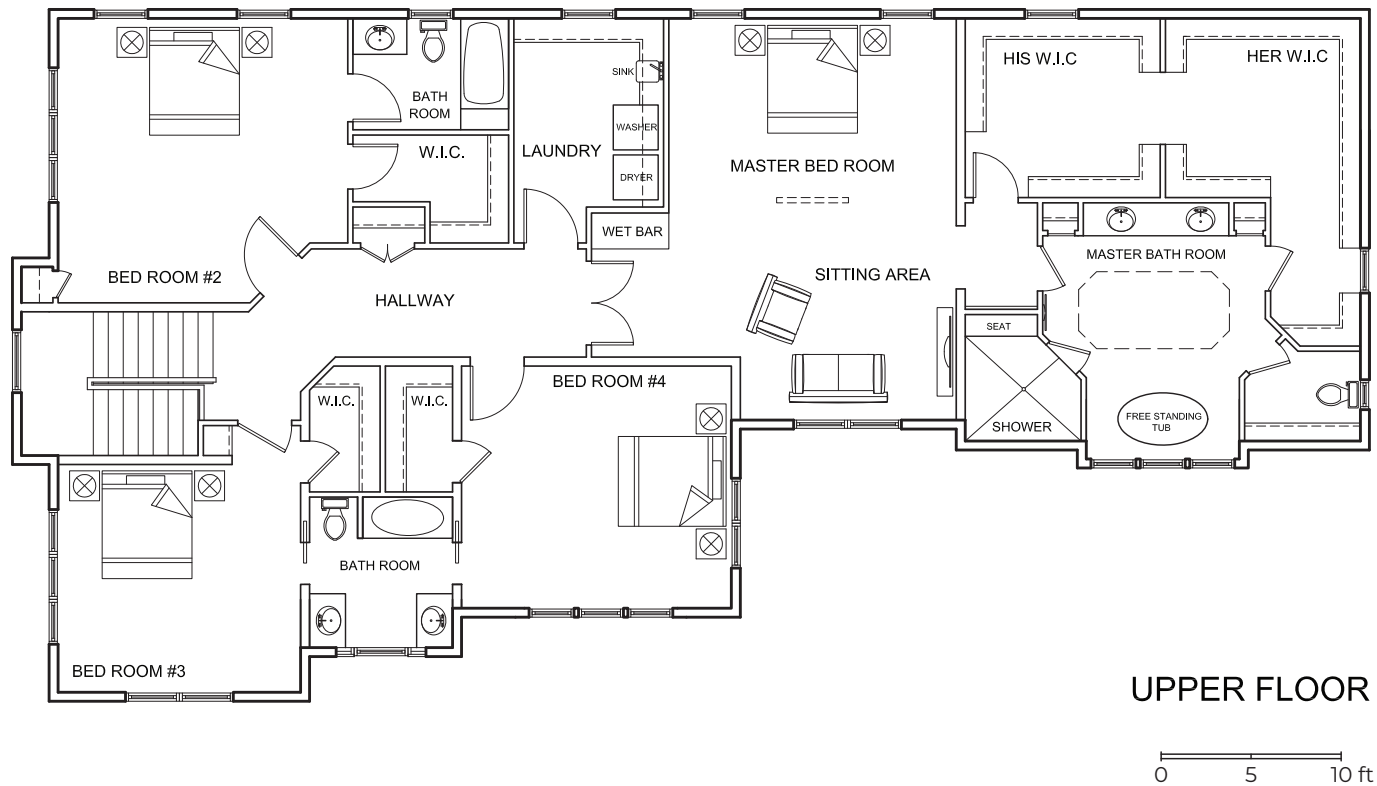


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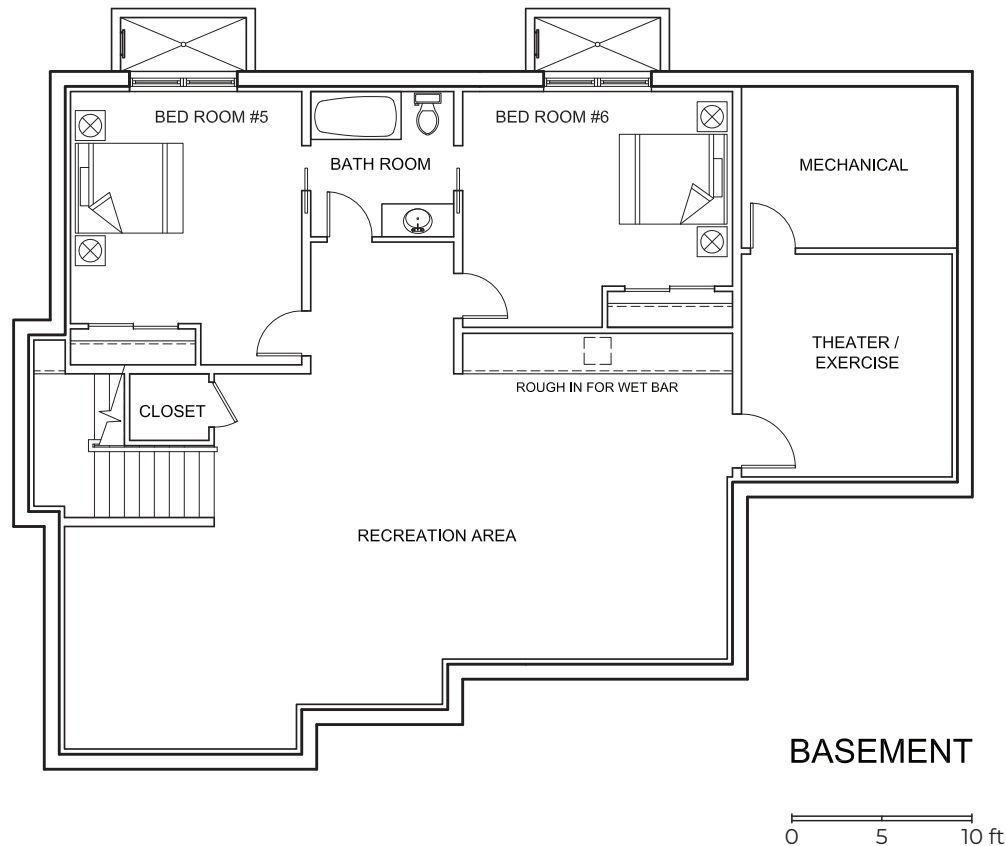


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## **Sought-after Neighborhood**

- Location, location, location
- North Arlington, perfectly situated 15 minutes from downtown DC/White House and 15 minutes from Tysons Corner
- Close to both National and Dulles Airports. One mile to Metro Subway station
- Walking distance to the most desirable Arlington Schools
- Located on a perfect corner lot with wide streets and open street parking
- Situated on the end of a street, guaranteeing zero traffic and ample parking
- Abutting a vacant lot which is county owned green space

## **Superior Home**

- 10 foot ceilings in Finished Basement, First Floor, and Second Floor
- Superior 2 x 6 construction provides higher insulation values, deeper window sills

## **Exterior**

- Stone and Hardie Plank exterior
- Large stone floored front porch with elevated views and breezes! Porch Swing included.
- Additional porch in mudroom.
- Professional landscaping with new trees and a mature Oak tree. Azaleas, hydrangeas, boxwood. Per code, all downspouts and water from gutters and sump pump filtered and drained directly to storm drain.

## **Built-Ins & Finishes**

- Classic and substantial trim
- Custom paneling throughout, stunning front hall, Biblioteque with custom bookshelves
- Special ceiling in family room
- Open classic staircase with paneling and Fine Paints of Europe finished handrailing
- Countertops in kitchen and vanities with natural stones/granites

- Oversized upper floor laundry room with utility sink & shelving
- Mud room with cubbies
- Neutral paint colors with stunning use of high gloss paint on all trim and baseboards

## **Windows & Doors**

- Superior Windsor Pinnacle windows throughout
- Superior 2 x 6 construction allows for deeper window sills
- Oversized attached 2 car garage leading to interior mud room
- Superior Emtek doorknobs on every door and closet

## **Flooring**

- Triple finished Ebony stained 4 inch red oak flooring on both main and upper (bedroom) floors.
- Heated floor with thermostats set beneath marble tile in master bath
- Ceramic flooring in Mud Room
- Superior galvanized low pile carpet at basement

## **Electrical**

- Professionally designed lighting fixtures coordinated throughout entire home
- Smart features include Nest thermostats (2)
- Smart device garage door opener, 2 outlets for electric cars,
- Long life LED recessed lighting throughout.
- Fully wired in every bedroom and all common spaces for Internet and Cable Television

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## **Main Floor Features**

- Beautiful front porch with stone flooring and views of surrounding mature trees. Plenty of room for a porch swing and outdoor living furniture
- Open concept Family room with coffered ceiling
- Open concept Breakfast room for family dining
- Kitchen with large center island with overhang for counter seating. Perimeter countertop in Leathered Negroesco Black Granite from Brazil, Center island in Fantasy Brown Marble from Italy. 48 Inch Professional Jenn Air Range with 2 ovens, 6 burners and full-size griddle. Cast iron double farm sink with stunning faucet. Soft close cabinets and drawers (of course). Microwave drawer, 2 dishwashers. Jenn Air Pro French door refrigerator
- Stunning Dining room with paneling and superior fixtures and windows overlooking front yard and street
- Fireplace enjoyed from Family Room, Breakfast Room, and Front Hall
- Biblioteque/Library with built in bookcases and cabinets. Wired for tv/internet. Perfect for either office, living room, or library with corner views of porch
- Generous front hall with welcoming view to back of the house and fireplace
- Generous oversized pantry with ample shelving and bead board detailing
- Powder room with vestibule for privacy
- Guest coat closet
- Oversized 2 car garage with 2 dedicated outlets for electric cars. Smart garage door openers which can be accessed remotely for alerts and opening. Space for storage, workshop. Utility sink in garage. Full sized windows.

## **Upper Floor Features**

- Master Suite with double doors, coffee counter with sink, vesti-

- bule to Master Walk-in Closets and Master Bath, generous sitting area. Two enormous walk-in closets connected by interior doorway. No compromising. Wired for television/internet / ethernet
- Master Bath has Heated Marble Floor, double sink vanity, and separate makeup counter within one of the walk in closets. Standalone soaking tub and Double Thermostatic Shower with 2 separate shower heads, each with independent temperature control to "set and leave" at desired temperature. Separate toilet closet. Wired for television
- All bedrooms offer high neighborhood views with exceptional privacy
- Open Hall with abundant natural light
- Second Bedroom with en-suite full bath and walk in closet. Wired for tv/internet/ethernet
- Third and Fourth Bedrooms with shared Full Bath. Both with walk in closets and wired

for tv/internet/ethernet

- Full Bath with 2 separate sink vanities
- Oversized double doored Hall Linen Closet in common area
- Oversized Laundry Room with appliances. Window, sink cabinet, shelving
- Access to Attic via pull down stairs in laundry room

## **Basement Features**

- Fabulous tall ceilings and large open spaces for family and friends
- Television, games, additional office space... room for all that
- Finished with superior carpet throughout
- Fifth and Sixth bedrooms with full sized double windows
- Shared full bath with tub/shower
- Flex Room for exercise, gaming, theater, storage
- Rough-in plumbing in living space for optional wet bar in the future

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