

Glen Baird, Real Estate Broker
Presents:

3 Bedroom 2 Bath Detached Colonial Featuring a
Master Suite and Main Level Family Room



5126 12th Street, S.
Arlington, Virginia 22204



All information deemed reliable but not guaranteed and should be confirmed through other sources



Interior Features

- 3 Bedrooms
- 2 Full bathrooms
- Neutral decor throughout
- Laundry room located off kitchen
- Family with sliding glass door to deck
- Recessed lights and ceiling fan in family room
- Hardwood floors in dining room
- Ceiling fan and recessed lights in master bedroom
- Master bedroom with full bath
- Bedrooms 2 and 3 with hardwood floors



Kitchen

- Recessed lights
- Double porcelain sink
- Updated refrigerator
- Updated appliances
- Ceramic tile backsplash
- Door to rear yard
- Laundry room/mud room adjoining



Exterior and More

- Large fenced rear yard
- Ground level deck
- Storage shed
- Updated vinyl siding
- Updated vinyl windows
- Gas heat
- Convenient to the Route 395, Route 7, D.C. Metro Area, Pentagon, Reagan National Airport, Barcroft Park, Four Mile Run, Shopping, and much much more



Address: 5126 12TH ST S

List Price: \$314,900

Postal City: ARLINGTON **State:** VA **Zip Code:** 22204-3304 **Class:** Residential **Ownership:** Fee Simple, Sale

Listing Type: Modified/Excl **Legal Subdivision:** COLUMBIA FOREST **Advertised Subdivision:** COLUMBIA FOREST

Old Map: 16H10 **TBM Map:** 1035C3 **Model Name:** Area: 2-2 **Lot Size:** 5007

Tax ID#: 28-015-005 **Total Tax:** \$2,312 **Tax Year:** 2002

Age: 61 **Year Built:** 1942 **HOA Fee:** \$0.00 None

Style: Colonial **Type:** Detached **TH Type:** **#Lvls:** 2 **#Fpl:** 0

INTERIOR

	Total	Main	Upper	Lower
Bedrooms	3	0	3	0
Full Baths	2	0	2	0
Half Baths	0	0	0	0

SCHOOLS

Elementary School: ABINGDON

Middle School: KENMORE

High School: WAKEFIELD

Room	Dimensions	Level	Flooring	Fireplace
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Dining Room:	12x14	Main	Wood	
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Bedroom-Master:	12x12	Upper	Carpet	
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Bedroom-Second:	8x10	Upper	Wood	
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Bedroom-Third:	12x12	Upper	Wood	
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Kitchen:	9x10	Main	Ceramic Tile	
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Family Room:	12x18	Main	Carpet	
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Interior Style: Floor Plan-Traditional **Dining/Kitchen:** Kit-Dining Combo **Appliances:** Exhaust Fan, Dishwasher, Washer, Stove, Refrigerator, Dryer, Disposal **Amenities:** W/W Carpeting, Wood Floors

Windows/Doors: Dble Pane Wind, Sliding Glass Dr, Six Panel Doors **Walls/Ceilings:** Plaster Walls, Dry Wall **Basement:** N

SQFT - Tot Fin: 1346 **Above Grade Fin/Unfin:** 1346/0 **Below Grade Fin/Unfin:** 0/0

Directions:

FROM 395, RTE 7 WEST TO RIGHT ON SOUTH GEORGE MASON DR, LEFT ON FREDERICK, 2 BLOCKS TO RIGHT ON 12TH STREET SOUTH

Remarks:

Detached Home with Off-Street Parking, 3 Bedrooms and 2 Full Baths on Upper Level, Master Bedroom Addition with Full Bath, Hardwood Floors, Family Room Addition with Sliding Glass Door to Fenced Backyard. Level Lot with Large Storage Shed. Main Level Laundry Room Off Kitchen. Gas Heat and Hot Water.

EXTERIOR

Exterior: Fenced - Rear, Patio **Exterior Construction:** Concrete/Block, Vinyl Siding **Roofing:** Shingle-Asphalt

New Construction: N **Lot Size:** 5007 **Acres:** 0.11 **Lot Description:** Backs to Trees, Cul-de-sac

PARKING: Drvwy/Off Str **Parking Inc in List Price:** N **Property Condition:** Shows Well

UTILITIES

Heating System: Forced Air **Heating Fuel:** Natural Gas **Hot Water:** Natural Gas

Water: Public **Cooling Fuel:** Electric **Sewer/Septic:** Public Sewer **Cooling System:** Central A/C, Ceiling Fan(s)

FINANCIAL INFORMATION

County: \$2,084 **Refuse:** \$228 **Total Taxes:** \$2,312 **Land:** \$116,000 **Improvements:** \$93,900 **Yr Assessed:** 2002

Tax Year: 2002 **Tot Tax Assessment:** \$209,900 **Possession:** Settlement

Community Amenities: None **Rules:** None **Fee Includes:** None

LEGAL INFORMATION **Lot:** 37 **Block/Square:** 8 **Section:** 3 **Zoning Code:** R-6

Disclosures: Prop Disclaimer

Listing Agent Name: GLEN BAIRD **Home Phone:** 703-691-8419 **Home Fax:** 703-691-1165

Broker Name: INFINITY REALTY INT'L, INC.

Broker Address: 11130 MAIN STREET, FAIRFAX, VA 22030 703-691-8419

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House Location

