



## 1400 NORTH IVANHOE STREET • ARLINGTON, VA 22205

Welcome to a complete transformation of this expanded Colonial with garage in Arlington's popular Larchmont/Wynnewood neighborhood . . .

**OFFERED AT \$875,000**

- A wonderful open floor plan kitchen and dining room combination offers space, functionality for today's families, design, and flair—high-end Schrock wood cabinets with soft-close drawers, all new KitchenAid stainless steel appliances including gas range, large storage pantry, kitchen peninsula, and more.
- The large living room features a wood-burning fireplace, flanked by original built-in bookcases. Traditional chair-rail moulding throughout the room brings a touch of elegance. A convenient half bath has been added to the main level, in addition to a sunny and bright den with custom built-in bookcases. In fact, you'll find custom built-ins and abundant storage and closet space throughout this delightful and thoughtfully updated home.
- The fabulous upper-level master bedroom boasts an en suite bath featuring an oversized walk-in shower with frameless glass door, skylight, heated ceramic tile floors, plus a walk-in closet with built-ins.
- Two additional bedrooms complete the upper-level, with a recently added Jack-and-Jill bath featuring double-sink vanity and bathtub/shower combo. On-trend paint colors and new fixtures have made this older home "new" again!
- The home's lower level has undergone a makeover as well, with the addition of bright ceramic floors, and a completely updated bathroom. The fourth bedroom adjacent to the recreation room offers ideal space for guests, or a live-in nanny/au pair.
- The lower-level laundry room includes washer and new gas dryer, plus utility sink.
- All this, plus walking distance to Westover shops, library, restaurants, post office . . . multiple parks . . . bike and jogging path . . . and near East Falls Church Metro!

**BETSY TWIGG**  
703.967.4391  
www.BetsyTwigg.com



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ARLINGTON, VIRGINIA 22205

Price: \$875,000  
Neighborhood: Larchmont/Wynnewood  
Type: Detached  
Style: Colonial  
Construction: Brick & Hardiplank Siding  
Water/Sewer: Public  
Heat: Dual Zone Natural Gas  
CAC (Type): Dual Zone Electric  
Hot Water: Gas  
Fireplaces: 2 - Wood Burning  
Parking: Detached Garage, Driveway & Off-Street  
Taxes: \$6,256  
Elementary: Glebe  
Middle School: Swanson  
High School: Washington-Lee  
Total Bedrooms 4  
Total Baths 3.5  
Living Room (MN) 21' x 12'  
Dining Room (MN) 13' x 10'  
Kitchen (MN) 13' x 11'  
Den/Study/Sun Room (MN) 21' x 11'  
Master BR (U1) 14' x 13'  
Bedroom 2 (U1) 15' x 10'  
Bedroom 3 (U1) 16' x 11'  
Bedroom 4 (L1) 10' x 8'  
Rec Room (L1) 20' x 20'



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