

GORGEOUS!

4141 HENDERSON ROAD #527
ARLINGTON, VA 22203



Presented by

DICK NATHAN

4141 HENDERSON RD. #527

The Unit

WOW – this unit shows well!

THE LARGE ONE-BEDROOM UNIT has 926 sf and is among the **largest one-bedroom condominiums in Arlington** – plus it offers **one, two, or three parking spaces [see below]** – and **all utilities are included in the condo fee!**

Featuring a foyer entrance, the unit has **beautiful wood floors; a gorgeous renovated bath with extensive tile; and a renovated ‘Chef’s Kitchen’ with high-quality cabinetry, marble countertops, high-quality appliances including an extra quiet Bosch dishwasher, attractive glass backsplash, large sink, very good lighting, and a wine refrigerator.** The stove has double ovens [one convection] and a simmer burner, and the fridge has the freezer on the bottom.

The unit also has **floor-to-ceiling windows with lots of light and very pleasant views**; great closet space, including a bedroom walk-in [beautifully outfitted], and a hall walk-in [also beautifully outfitted] – and a **very spacious 20’ balcony, with room for seating and dining.**

The Hyde Park Condominium is replacing windows throughout the building. **at no charge to the owner and with no special assessment.** **The windows in this unit are scheduled for replacement in July!**

The Building

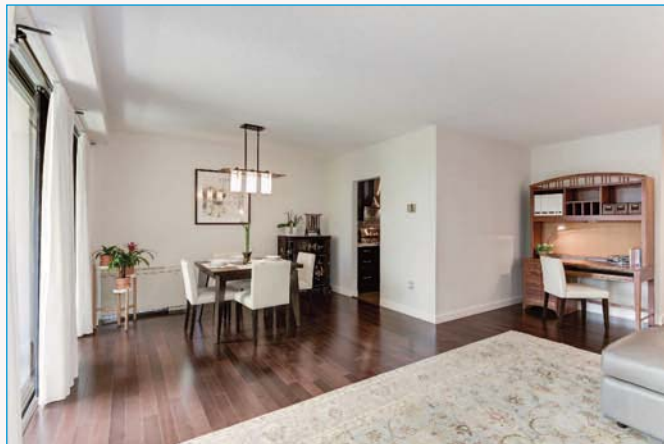
Designed by noted Washington architect Vlastimil Koubek, the Hyde Park is known for **quality construction and quiet apartments.**



Very Spacious! Wall of windows.



Kitchen on the left, hallway to Bath and Bedroom far left.



Gorgeous floors!



20’ balcony... almost another ‘room.’ Good view.

It's a full-service building with quality management; **staffed lobby desk** [and package reception]; pool; community party room; landscaped park with mature plantings, benches, and grills; hair salon; garage parking—and **it's just 10 minutes to Ballston Metro!**

The Lobby: The Hyde Park lobby has undergone **a renovation, featuring a clean, striking modern look**, with a new front desk, new large mailboxes that won't destroy your mail, and a large package room for deliveries.

Parking: The Hyde Park has **fantastic parking**. Residents may have up to three cars in the garage – \$16.67 per month for the first car, \$29.17 additional per month for a second car, and \$54.16 additional per month for a third car [third car - space permitting]. Fees are paid annually.

The Neighborhood

The **vibrant Ballston neighborhood** features many restaurants and nightspots plus Gold's Gym.

Ballston Quarter. Many changes are coming to **Ballston Common Mall, to be re-branded as "Ballston Quarter," which include pulling off part of the roof and opening up spaces** to make them more accessible and pedestrian-friendly. The new food hall will be one of the largest in the area featuring 18 restaurants. A new "hipper" tenant mix will be in place – the only existing tenants to remain will be Macy's, Regal Cinemas, and Sports and Health. **This will provide a real POP to the neighborhood and is expected to boost property values!**

Glebe and Wilson block. The massive re-development across from Ballston Quarter, between Wilson Blvd. and Carlin Springs Rd., will include a new Target store.

A Harris Teeter food store/pharmacy is conveniently located next door to the Hyde Park, and the Westin Hotel, with its acclaimed Pinzimini restaurant, is close by, as are a Post Office, 24-hour CVS Pharmacy, shoe repair shops, drycleaners, Arlington's Central Library, Virginia ABC Store, Total Wine, FedEx, and several banks. Across the street is the Kettler Capitals Iceplex—home of the Capitals.

But it's **the restaurants that really stand out...** a broad range of casual to elegant fare and different cuisines is available close by: **Kapnos Taverna, Pepita, and Yona; Robert Weidmaier's Mussel Bar; SER; Cheestique; Crafthouse;** plus Chipotle, Crystal Thai, Outback, International House of Pancakes, Starbucks, and more.

Hop on Metro for a quick ride Downtown, or drive into the District on Rt. 50 or I-66... **it's about 10 minutes to the White House.** It's also an easy drive to National Airport [about 15 minutes], Old Town Alexandria, Tysons Corner, and McLean.

And you're just a **few minutes away from Clarendon with Whole Foods Market, Trader Joe's, Apple, Crate and Barrel, Williams Sonoma, Barnes & Noble, Chico's...** restaurants, nightspots... and more! Plus, it's a quick hop to the Fashion Centre at Pentagon City with Nordstrom and other great shopping—and Costco across the street.

Arlington

Arlington typically has the **lowest property taxes** of the major jurisdictions in the Metropolitan Area and much parkland. Joggers, runners, and walkers may access the nearby Lubber Run Trail at George Mason Drive. Nearby, also, is the W&OD Trail, which goes east to Alexandria, and west to Purcellville [almost to the Blue Ridge].

Arlington is a "Gold-Level Walk Friendly Community," which makes it great for biking, too—and there are many designated bike lanes on Arlington streets.

Walkscore.com awards 4141 Henderson Rd. with very high scores for walkability, transit and biking: 91 for walkability, 72 for transit, 79 for biking.

Arlington has also been named **"Among the Top 25 Cities to Live In"** by CBS News. [Note that Arlington actually is not a city, but a County.]

Across Glebe Road from the Hyde Park is a stand of Capital Bikeshare Red Bikes... go anywhere! Then, come back home to this great apartment!

**Welcome Home!
4141 Henderson Rd. #527
Arlington VA 22203**

**To learn more about the unit and take the Virtual Tour,
visit my website**

www.dicknathan.com



Very large Master Bedroom.



Gorgeous renovated bath.



Beautifully outfitted closet!



International Style façade.



10 minutes to Metro!



Complete renovation of Ballston Quarter – and a new Target coming to Glebe and Wilson.

Thinking of buying or selling a home?

- Selling Arlington real estate since 1983
- Certified Residential Specialist (CRS)
- Accredited Buyer's Representative (ABR)
- Seniors Real Estate Specialist (SRES)
- Top 5% of all agents nationwide
- Top Producer, Northern Virginia Association of Realtors
- Recipient of the "Dozen National Sales Award" in recognition of "leadership, integrity, enthusiasm, and a commitment to excellence."
- A.B., The College of William and Mary
- Master of Urban and Regional Planning, George Washington University

Let's talk.



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