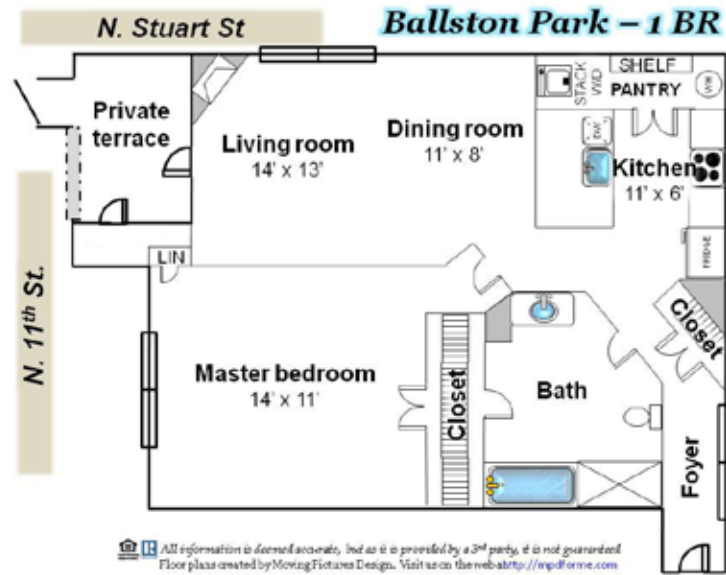


The following items convey:

- Built-in Microwave
- Clothes Dryer
- Clothes Washer
- Dishwasher
- Disposer
- Refrigerator
- Stove or Range
- Gas Log
- Ceiling Fan



One Block to Ballston Metro!!



Walk to Cafes & Restaurants



WALK to Quincy Park



Fitness Room in Complex



The sellers thank you in advance for showing their property!

If you choose to write an offer on the property, please note the following to ensure the contract is complete:

- For your convenience, the listing agent's contact information is: Cell Phone is (703) 850-6461, Home Office (703) 759-0552. Please fax the offer to the listing agent at (703) 717-5918.
- Please ensure prospective buyers are fully loan-approved for the price they offer. Please ensure the offer is accompanied by a loan approval letter from a lender.
- Please ensure the Deliveries paragraph is filled out for both Seller and Buyer (Paragraph 1). Please put the seller's home address and email address (cbatcheller@hotmail.com). If Conventional Financing, please ensure the Appraisal deadline is no longer than 14 days in Paragraph 4.
- Please ensure a Property Disclosure is included with the offer.

THANK YOU FOR ALL OF YOUR EFFORTS!!

Sherri Krohl, McEneaney Associates, Inc.- McLean Office
703-790-9090, x414

Sherri Krohl
703.790.9090 ext. 414
sherri@sherribittnerkrohl.com
www.sherribittnerkrohl.com



www.mceneaney.com
1320 Old Chain Bridge Road
McLean, Virginia 22101
703-790-9090
fax 703-734-9460



Incredible Open Floorplan!

**1050 North Stuart Street, Unit 122
Arlington, VA 22201**

Specializing in the marketing of fine residential properties.

All information is deemed accurate, but as it is provided by third parties, it is not guaranteed.

What Sets This Home Apart From Others:

- House Beautiful!**
- ONE Block to Ballston Metro!**
- Quiet End Unit – Spacious & Bright**
- Home Located on Story-Book Street**
- One Reserved Full-Size Garage Parking Space
Option to Rent Second Garage Space!**
- Upgraded Kitchen with
Brand New Stainless Steel Appliances**
- Brand New Carpet in Master Suite**
- Doesn't Feel Like a Condo:
Rare Unit Featuring Two Points of Entry
Either from Building Hallway OR
For Added Convenience, Exit to Outside
Through Private Terrace!**
- Generous Room Sizes**
- Separate Storage Unit**
- Cozy Gas Heat**

***** About the Home *****

Light * Light *** Everywhere!**

**Graceful Marble Entry Foyer
With Accent Lighting**
Large Coat Closet

**Welcoming Living Room that Leads
To Private Terrace!**

- Cozy Gas Fireplace Accented in Marble
- Contemporary Pergo Flooring
- Upscale Custom Window Treatments
- Elegant Crown Molding

Lovely Kitchen Open to Dining & Living Room!

- Brand New Stainless Steel Appliances
- Gas Cooking
- Brand New Porcelain Sink
- Large Pantry
- Marble Flooring



Welcoming Living Room with Gas Fireplace



Gracious Entry Foyer



Spacious Rooms



Gorgeous Full Bath



Private Master Bedroom Retreat



Living Room Walks Out to Lovely Terrace



Private Terrace Great for Entertaining



Unit has its Own Private Exit

Dining Room
With Custom-Made Shelving
Contemporary Pergo Flooring

Chic Master Bedroom Retreat
Brand New Berber Carpet (Oct, '09)
Walk-in Closet
Ceiling Fan

Beautiful Luxury Marble Bath
Tub with Separate Shower
Cozy Heat Lamp
Recessed Lighting

Linen Closet
Stackable Washer and Dryer

***** Exterior Features *****

**Lovely Private Terrace Located
Perfect for Entertaining & Gardening!**

True Sidewalk Community In the Heart of Ballston!!
Tree-lined Street
Quiet Cul-de-sac Location

***** Ballston Park Condominium Amenities *****

- Gym
- Elegantly Renovated Party Room
- Storage Room Reserved for Each Unit
- Onsite Manager
- Secured Building with Cameras
- Bike Locker

***** The Ultimate Location *****

**In the Heart of Vibrant Ballston!
Unbelievable Commute!**

- ONE Block from Ballston Metro!**
- Eight Minutes to DC**
- 15 Minutes to Reagan International Airport**
- 3 Blocks to Quincy Park**
- 2 Blocks to Community Access to W&L High School's
Track and Field!**

Walking Distance to Everything!

- Walk to Ballston Mall**
- Easy Stroll to Cafes and Shops**