



496 NORTH OWEN STREET  
ALEXANDRIA, VIRGINIA 22304



SUSAN CRAFT  
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|                  |                    |
|------------------|--------------------|
| Price:           | \$524,000          |
| Subdivision:     | Seminary Valley    |
| Year Built:      | 1956               |
| Type:            | Detached Rambler   |
| Style:           | Colonial           |
| Construction:    | Brick              |
| Basement:        | Full               |
| Water:           | Public             |
| Sewer:           | Public             |
| Heat:            | Gas Furnace        |
| CAC (Type):      | Electric           |
| Hot Water:       | Gas Tankless       |
| Fireplace:       | Wood Burning       |
| Parking:         | Driveway           |
| Taxes:           | \$4,323 (2010)     |
| Elementary:      | James K. Polk      |
| Middle School:   | Francis C. Hammond |
| High School:     | T. C. Williams     |
| Total Bedrooms   | 3                  |
| Total Baths      | 3                  |
| Living Room (MN) | 20' x 12'          |
| Dining Room (MN) | 11' x 8'           |
| Kitchen (MN)     | 12' x 9'           |
| Family Room (MN) | 13' x 10'          |
| Master BR (MN)   | 13' x 11'          |
| Bedroom 2 (MN)   | 13' x 10'          |
| Bedroom 3 (MN)   | 10' x 9'           |
| Rec Room (L1)    | 26' x 18'          |
| Home Office (L1) | 11' x 11'          |
| Workshop (L1)    | 11' x 11'          |
| Laundry (L1)     | 13' x 6'           |



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**W**elcome to this updated, spacious rambler home in Seminary Valley. Conveniently located to Old Town and I-395; three Metro buses stop at the corner. Walk to Polk Elementary School and Holmes Run Park.

A recent kitchen renovation offers maple cabinetry, stainless steel appliances including double oven, Granite countertops and breakfast bar and ceramic tile floor and opens to the family room. This window-filled room overlooks the private, fenced back yard and new deck. Mature trees offer welcomed shade.

The main level features hardwood floors and Anderson windows and includes three bedrooms and two updated baths. The master suite has a walk-in closet.

An open floor plan offers easy flow between the living, dining and kitchen spaces. A wood burning fireplace adds ambience.

The finished lower level with new carpet offers a huge recreation room, perfect for a media center, play room or exercise area. The private home office could double as guest quarters as there is a full bath. Two other rooms offer laundry facilities, a workshop area and ample storage.

The mechanical room houses a high efficiency gas furnace and new (2009) tankless gas water heater. The air conditioner compressor was replaced in 2007.

Settle in to this delightful neighborhood with tree-lined streets.



109 South Pitt Street | Alexandria, Virginia 22314 | 703.549.9292



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