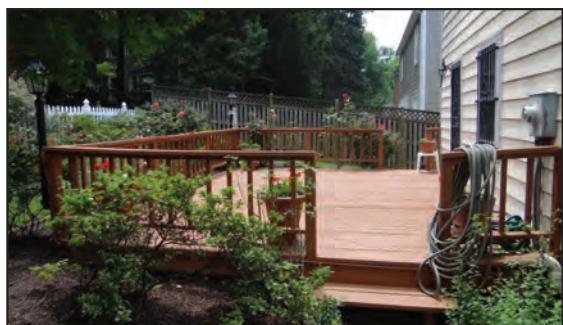


3 BR/2.5 BA Home in Arlington, VA near Metro and 7 miles from DC!

ABSOLUTE REAL ESTATE AUCTION Friday, September 8, 2017 at 11:00am 6434 22nd St N. – Arlington, VA 22205



To Settle The PLADK Revocable Trust: we have been entrusted to market and sell this well maintained home with an amazing location to the highest bidder at public auction. Other than needing a some updates, this home is move-in ready, and will be sold to the highest bidder regardless of price. These homes don't stay on the traditional market long, but now you have to chance to bid your price and Buy at Auction!!

- Very clean 3 BR/2.5 BA 2 story brick front Colonial style home w/ basement on .15 +/- acre corner lot (2,016 +/- sf above grade)
- Eat-in kitchen (all appliances convey); living room; dining room; family room; partially finished basement; attached drive under single car garage (240 +/- sf)
- Hardwood flooring in dining room, living room and family room; carpet in bedrooms
- Deck located off of family room; asphalt driveway
- Central AC & natural gas heat (system is 3 years old); fireplace w/ gas insert
- Public water & sewer
- Manicured fenced yard (vinyl no maintenance fencing)
- Walking distance to the East Falls Church Metro Station (.2 mile); 10 miles to Regan National Airport; 7 miles to Arlington National Cemetery and The Pentagon; 7.5 miles to The White House; 8.5 miles to our Nation's Capital; close to Rt. 29 and I-66; minutes to schools and 4 parks!!
- Nearby Schools: Tuckahoe Elementary (.3 mile); Swanson MS (1.1 miles); Yorktown HS (1.4 miles)
- Tax Map: 11-005-058; Lot 12 Sharon Forest; Deed Book: 4749-553; Zoned: R-6; Home's exterior is brick and aluminum siding, and was built in 1975

Only \$250,000 Suggested Starting Bid!!

Property Tour: Friday, September 1 @ 11am SHARP.

**Please contact Kelly Strauss
at 540-226-1279 with all inquiries**

ATTN REALTORS:

Pre-register (by 5 pm 9/7/17)
broker participation is compensated!!



www.nichollsauction.com