

# 15 S Irving Street

ARLINGTON, VA 22204

JENN  
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TEAM



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3 BED | 1.5 BATH | EXPANSIVE BACKYARD

## Charming Colonial Retreat in Coveted Arlington Heights

Situated on a 6,405 sq ft lot, this 3-bedroom, 1.5-bath home offers plenty of storage, expansive front and back yards with mature, low-maintenance beds, a long driveway, and classic curb appeal. Just across the street, enjoy the half mile track, fields, and the tennis and basketball courts of the TJ Community Center. Come August, you have prime access to the Arlington County Fair.

Inside, you're welcomed by a sun-filled living room anchored by a cozy wood-burning fireplace, perfect for relaxing evenings or lively gatherings. Adjacent to the living room, a screened-in porch with a hurricane-rated ceiling fan provides a peaceful spot to enjoy morning coffee or unwind during warm summer nights. Through the screened in porch, you can walk out onto the sizable back deck. Gleaming oak hardwood floors carry through the main level, connecting the spacious living and dining areas with a well-appointed kitchen featuring ample cabinetry and easy access to the backyard. Step outside to the large deck ideal for al fresco dining and entertaining, outfitted with bistro lights and overlooking mature trees.

Upstairs, three generously sized bedrooms are filled with natural light and share a full bath and deep linen closet. The lower level boasts excellent ceiling height and abundant space, offering huge potential for future expansion—whether it's a media room, playroom, or guest suite. One of the home's standout perks is the conveyed membership to the Arlington Forest Club pool—a rare benefit with a 12+ year waitlist—providing access to a private swim, tennis, and social club just minutes away. Ideally positioned close to key bus routes and within walking distance to both Clarendon and Columbia Pike, this home offers unbeatable access to vibrant dining, shopping, parks, bike paths, and commuter corridors.



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