

\$459,000 - 5566 Langston Blvd #c-62, ARLINGTON

MLS® #VAAR2061234

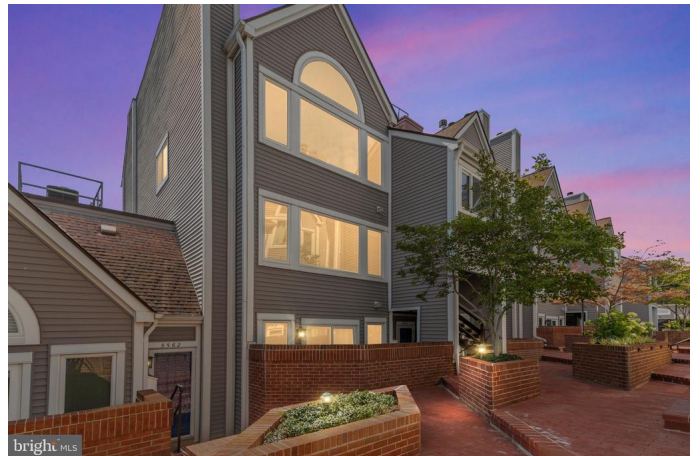
\$459,000

2 Bedroom, 2.00 Bathroom, 990 sqft

Residential on 0.00 Acres

FOUNTAIN COURT, ARLINGTON, VA

OPEN SUNDAY (10/19) 2-4. Only 2 bedroom, 2 full baths condo in 22207 priced under \$500,000, plus has added advantage of its own private garage. Welcome to this stunning charmer filled with natural light and beautifully updated. This large 2-level condo off quiet courtyard is nestled in one of North Arlington's most highly sought after residential neighborhoods with great access to daily conveniences and amenities. PRIVATE GARAGE BELONGS TO UNIT and has space for storage! There's also visitor parking for your guests. Almost 1000 SF of space, this entire unit is freshly painted with designer palette and has gorgeous new LVP wood flooring installed thru out. Entrance has foyer w/coat closet. LR has large, triple pained picture window overlooking landscaped courtyard. Open floor-plan with designated dining room space w/black iron chandelier. Wood burning fireplace with mantel is strategically located to be appreciated from all views on main level. Contemporary kitchen with granite counters, stainless steel appliances and sink, porcelain ceramic tile floors, stacked W/D in closet. Kitchen has large pass-thru that serves as Breakfast Bar or great seating for guests while chef is cooking. Pass-thru has wine-glass storage, and "atmosphere" lighting. Take half flight of stairs to upper level for private sleeping area with two bedrooms and two full baths. Private balcony can be accessed from both bedrooms. Large primary bedroom is filled with natural



light from wall of windows. Primary has 2 large closets (one walk-in) and bath en suite with tub/shower combo. Second bedroom has double French doors leading to balcony, closet, and access to hall full bath with tub/shower combo. Hall closet w/shelving for linens/storage. All windows have "plantation blinds" (2 inch slatted up/down blinds). The courtyard is beautifully hardscaped and landscaped and offers great place to sit with friends, gathering place for neighbors, and meet up with pets for a walk around the block. There's plenty of grassy spots for play or a picnic. Very active and friendly group of residents plus excellent management company - community is pro-active with maintenance and repairs and has succeeded in keeping condos fees low w/out compromising quality of life or long-term budgeting for association. Prime location with easy walk to metro, shops, restaurants & more! A Modo Mio, ranked one of best pizzas in the USA is right across the street, plus Harrison Street Shopping center offers grocery, restaurants, and many other shopping amenities. Located in coveted Nottingham/Swanson/Yorktown school pyramid. Utilities include electricity and the low condo fees cover water/sewer/trash (\$562 per month). Location offers easy access to main roads and public transportation and you can be at Tyson's, Old Town, or the heart of DC in 15 minutes. Great opportunity for investor - easy to rent!

Built in 1987

Essential Information

MLS® #	VAAR2061234
Price	\$459,000
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	990
Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Garden 1 - 4 Floors
Style	Bilevel, Contemporary, Transitional
Status	Active

Community Information

Address	5566 Langston Blvd #c-62
Subdivision	FOUNTAIN COURT
City	ARLINGTON
County	ARLINGTON-VA
State	VA
Zip Code	22207

Amenities

Amenities	Tub Shower, Upgraded Countertops, Shades/Blinds, Walk-in Closet(s), Master Bath(s), Formal/Separate Dining Room, Wood Floors
Utilities	Cable TV Available, Electric Available, Phone Available, Sewer Available, Water Available
Parking Spaces	1
Parking	Assigned, Surface, Under Home Parking
# of Garages	1
Garages	Covered Parking, Garage - Rear Entry, Garage Door Opener
View	Courtyard, Garden/Lawn, Street

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Icemaker, Oven-Self Cleaning, Oven-Single, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Stove, Washer, Washer/Dryer Stacked, Water Heater, Dryer - Electric
Heating	Forced Air, Programmable Thermostat
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Equipment, Mantel(s), Screen, Wood

# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding, Combination, Vinyl Siding
Exterior Features	Extensive Hardscape, Exterior Lighting, Sidewalks, Street Lights, Water Fountains, Balcony, Privacy Fence
Lot Description	Backs to Trees, Landscaping, Level, No thru street, Not In Development
Windows	Vinyl Clad
Foundation	Block

School Information

District	ARLINGTON COUNTY PUBLIC SCHOOLS
Elementary	NOTTINGHAM
Middle	SWANSON
High	YORKTOWN

Additional Information

Date Listed	August 14th, 2025
Days on Market	67
Zoning	RA8-18

Listing Details

Listing Office	TTR Sotheby's International Realty
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