

\$799,000 - 2801 Langston Blvd #302, ARLINGTON

MLS® #VAAR2062774

\$799,000

2 Bedroom, 2.00 Bathroom, 1,530 sqft

Residential on 0.00 Acres

LYON HILL, ARLINGTON, VA

*****HUGE PRICE IMPROVEMENT***** Amazing opportunity!! Unit #302 is an exquisite corner unit located in the wonderful boutique Lyon Hill Condominium. This 1,530 square foot residence offers a blend of modern luxury and convenience, ideal for discerning buyers seeking proximity to urban amenities while enjoying a tranquil setting. Owner will enjoy the exceptional quality of building construction and superior unit finish.

Featuring two spacious bedrooms and two baths, this bright unit boasts 11-foot ceilings and oversized windows that provide an abundance of natural light. The upgraded Brazilian tigerwood floors, crown molding, wainscoting and recessed lighting enhance the sophisticated ambiance throughout. The gourmet kitchen is equipped with a premium Wolf cooktop and stove and a Subzero refrigerator, perfect for culinary enthusiasts. The sunroom, dining room and living room provide an open feeling, yet offer defined spaces. There are gorgeous built-ins surrounding the gas fireplace, as well as in the sunroom. Open the French doors to the Juliette Balcony in the sunroom to enjoy the breeze. Or watch the leaves change color on the trees outside both bedrooms, and all the living spaces. Ideally sited in the building, this unit's west-facing windows open to lush green space and gorgeous sunsets.

The property includes a 50-gallon hot water heater (2024) that easily accommodates the jacuzzi tub in the luxury primary bath and



soaking tub in the second bath. There is also a newer washer/dryer, (2024). The Nest thermostat adds to the home's comfort. When you walk into the unit you will be greeted by "Stan". This fun statue can convey with the property, adding a unique touch to your new home.

Residents benefit from two assigned parking spaces (#30 & #31), an extra storage cage and plenty of visitor parking located in the garage. The residents also appreciate the assurance of a well-managed association that is even responsible for window and unit door maintenance and replacement, a benefit not found in many condos. The building is wired for Comcast and WiFi, ensuring seamless connectivity. With large reserves, the association offers peace of mind regarding future upkeep.

Situated just one mile from the Clarendon Metro and all that neighborhood's shops and restaurants, this property provides easy access to Washington, D.C., with exceptional access to Spout Run, I-66 and the GW Parkway. Mom's Organic Market and Safeway, as well as The Italian Store are just a few of the many grocery options close by. Enjoy all the amenities that Clarendon has to offer from a much more private, tranquil setting.

Experience the perfect blend of luxury and location at 2801 Langston Blvd. #302, where modern amenities meet timeless elegance.

Built in 2006

Essential Information

MLS® #	VAAR2062774
Price	\$799,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,530
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Garden 1 - 4 Floors
Style	Traditional
Status	Active

Community Information

Address	2801 Langston Blvd #302
Subdivision	LYON HILL
City	ARLINGTON
County	ARLINGTON-VA
State	VA
Zip Code	22201

Amenities

Parking Spaces	2
Parking	Assigned, Secure Parking
# of Garages	2
Garages	Underground
View	Trees/Woods, Street

Interior

Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantel(s), Gas/Propane
# of Stories	1
Stories	1 Story

Exterior

Exterior	Brick and Siding
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School Information

District	ARLINGTON COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	September 3rd, 2025
Days on Market	47
Zoning	RA8-18

Listing Details

Listing Office	Corcoran McEneaney
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