

\$874,900 - 5931 1st St S, ARLINGTON

MLS® #VAAR2063194

\$874,900

3 Bedroom, 2.00 Bathroom, 2,126 sqft
Residential on 0.23 Acres

SPY HILL, ARLINGTON, VA

Nestled in the charming Spy Hill Arlington neighborhood, this delightful 3-bedroom, 2-bathroom ranch-style home offers a unique opportunity for both primary home buyers and savvy investors seeking a property with strong potential returns. Built in 1951, this well-maintained brick residence combines classic charm with modern comforts, making it an attractive option for renters or future buyers. As you step inside, you'll be greeted by a warm and inviting atmosphere, freshly painted throughout which is enhanced by the rich tones of hardwood flooring and engineered wood throughout. The spacious living area features a cozy fireplace, perfect for creating memorable moments during chilly evenings. The fully finished basement, complete with a connecting stairway and walkout access, adds significant value, offering additional living space that can be transformed into a recreation room, home office, or even a rental suite-maximizing your investment potential. The property sits on a generous 0.23-acre lot, providing ample outdoor space for relaxation or entertaining. With convenient parking options available in the driveway and on the street, accessibility is never a concern. The home's location is a major draw, with an airport less than 10 miles away and public transportation options, including a bus stop within a mile and a metro station just a few miles down the road, ensuring easy commutes for future tenants. Investors will appreciate the strong rental demand in this area, driven by its



proximity to local amenities and transportation hubs. The Spy Hill community is known for its friendly atmosphere and well-kept surroundings, making it a desirable place to live. With no homeowners association fees to worry about, your investment remains straightforward and profitable. This property is not just a house; it's a canvas for your investment dreams. Whether you choose to hold it as a rental or renovate and resell, the possibilities are endless. With its solid construction, good condition, and appealing features, this home is poised to deliver both comfort and financial returns. New Roof, HVAC and Hot water heater in 2025. Don't miss out on this exceptional opportunity to invest in a property that truly feels like home. Professional photos to be added 9/5/2025

Built in 1951

Essential Information

MLS® #	VAAR2063194
Price	\$874,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,126
Acres	0.23
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Traditional, Rancher
Status	Active

Community Information

Address	5931 1st St S
Subdivision	SPY HILL
City	ARLINGTON
County	ARLINGTON-VA

State	VA
Zip Code	22204

Interior

Heating	Central, Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Fully Finished, Full, Heated, Improved, Interior Access, Rear Entrance, Walkout Stairs
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding
Roof	Architectural Shingle
Foundation	Block

School Information

District	Arlington County Public Schools
Middle	KENMORE
High	CALL SCHOOL BOARD

Additional Information

Date Listed	September 3rd, 2025
Days on Market	47
Zoning	R-6

Listing Details

Listing Office	Real Broker, LLC
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