

The Arlington



Neighborhood Guide

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OVERVIEW

Buying a Home in Arlington

Step 1

Connect With Me

If we haven't set up a time to meet, reach out now. We'll establish your goals and desires. Assessing your needs and wants is the first and most important step in the home buying process.

Step 2

Determine Your Budget + Get Pre-Approved

Getting pre-approved for a mortgage is vital prior to beginning your home search. It will give you a clearer idea of your borrowing capacity and help you in your search. A lender can help you determine how much you can afford to spend on a home. I'd be happy to share my list of recommended local lenders.

Step 3

Start Your Home Search

We'll set up an MLS search so that you are notified immediately of any properties that come to market. I'll work hard to find homes before they even come to the market. We'll tour properties together.

Step 4

Write The Offer

Once you find a property you love, I'll guide you in preparing a competitive offer. We'll consider market conditions, recent comparable sales, and the property's condition. I'll negotiate on your behalf to secure the best terms.

Step 5

Under Contract

Once we're under contract, it's crucial to conduct inspections and perform all due diligence. I'll coordinate the inspection process and we'll review the inspection report. I'll guide you through any necessary negotiations with the seller. We'll work through any contingencies stipulated in your contract and ensure financing and closing preparations are taken care of.

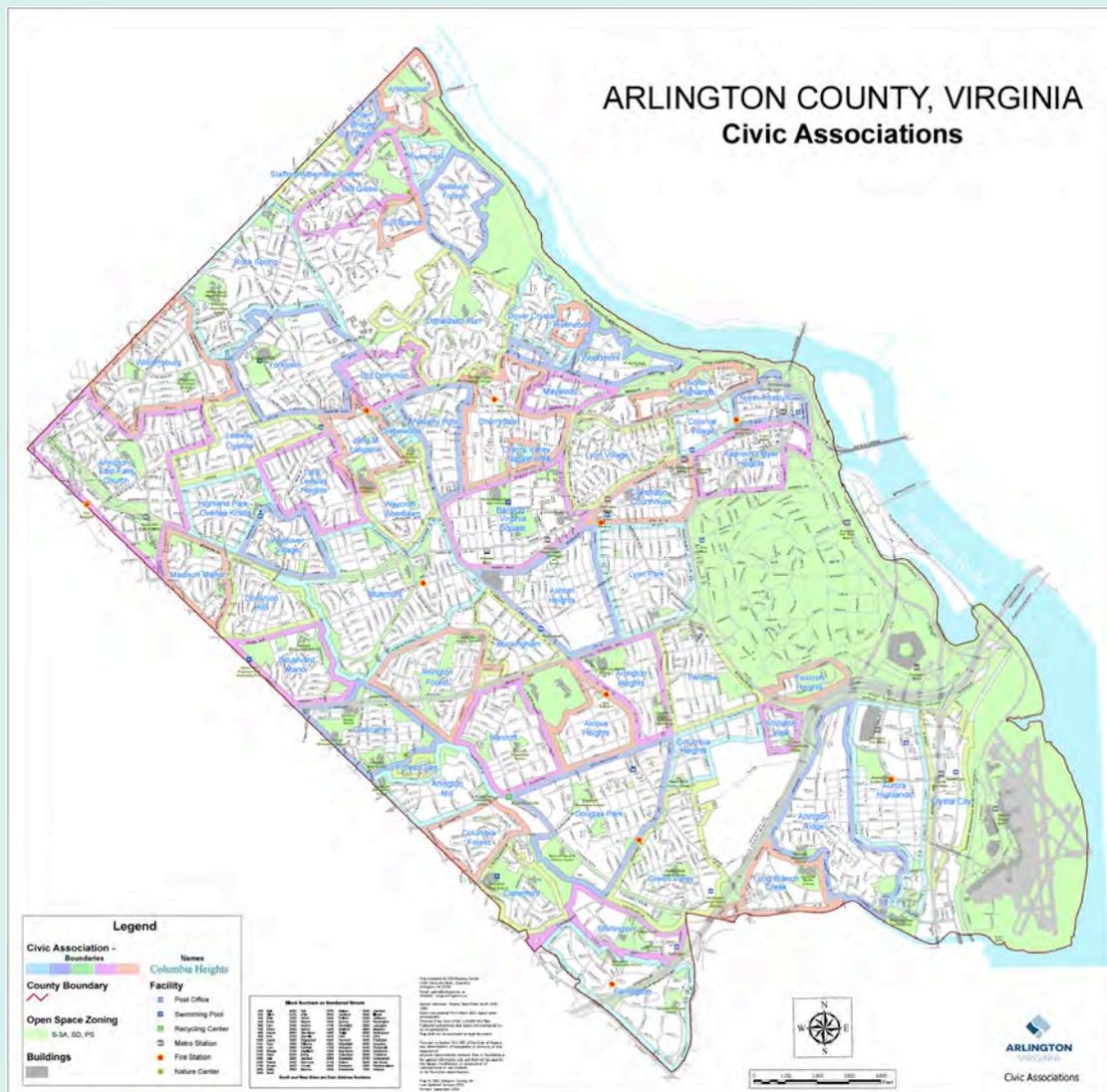
Step 6

Settlement

Before the closing, we'll conduct a final walkthrough to ensure the property is in the agreed-upon condition. At the closing, you'll sign the necessary documents, pay the closing costs, and officially take ownership of the property.

OVERVIEW

The Neighborhoods of Arlington



Your Dream Neighborhood

Each neighborhood in Arlington is unique and all have character and charm. The different civic associations have varying sizes of homes and lots, as well as density of the neighborhood overall.

Areas like Donaldson Run and Bluemont are known for their trails and parks, Westover is known for its vibrant strip of shops and restaurants, and Clarendon is known for its night life.

You'll fall in love with each locale. This guide goes through some of the ones I love.

NEIGHBORHOOD

Cherrydale



Cherrydale stands as one of Arlington's most distinctive neighborhoods, melding historic charm with a tight-knit community vibe. Known for its unique blend of old and new, Cherrydale features well-preserved homes and landmarks alongside modern amenities. The neighborhood is celebrated for its Cherrydale Volunteer Fire Department, a historic and still-operational station that embodies the community's rich history and enduring spirit.

WHAT TO EXPECT

In Cherrydale, expect to find history, community, and convenience. The neighborhood's main thoroughfare, Langston Blvd, is dotted with an eclectic mix of shops and restaurants, offering residents a charming blend of local businesses.

THE INVENTORY

Cherrydale's residential streets are lined with a diverse mix of housing, from quaint bungalows and classic Victorians to modern homes. Cherrydale's architectural variety provides a snapshot of its evolving history, with homes range from early-20th-century designs to newer constructions, offering choices for various preferences and lifestyles.

YOU'LL FALL IN LOVE WITH

The small town feel, the quaint Cherrydale Library, the thriving Custis Trail and parks while having easy access to Ballston and Virginia Square Metro stations.

For more information check out: <https://www.cherrydale.net/>

NEIGHBORHOOD

Donaldson Run



Nestled in North Arlington, Donaldson Run is a serene and scenic neighborhood, known for its natural beauty and tranquil streets. This area is named after the picturesque stream that runs through it, leading to the Potomac River. Residents enjoy a blend of suburban peace with easy access to Arlington's more urban amenities.

WHAT TO EXPECT

Expect a community-oriented atmosphere where nature and quiet suburban living take center stage. Donaldson Run's lush landscapes and proximity to parks make it ideal for those seeking a peaceful retreat within the city.

THE INVENTORY

Homes in Donaldson Run typically range from mid-century houses to larger, newer constructions. Many properties boast sizable yards and are nestled among mature trees, offering a sense of privacy and space.

YOU'LL FALL IN LOVE WITH

The neighborhood's biggest draw is its access to nature, particularly the Donaldson Run Trail which leads to the Potomac River. If you like swimming you'll want to check out the Donaldson Run community pool. It's also close to Lee Heights Shops and has easy access to GW Parkway and Chain Bridge for convenient city commuting.

NEIGHBORHOOD

Arlington - East Falls Church



Arlington-East Falls Church, a neighborhood revered for its charming character and superb location, offers a blend of suburban homes and urban convenience. With its leafy, peaceful streets and diverse architectural styles, this area embodies a relaxed yet vibrant lifestyle. Its proximity to key amenities like the East Falls Church Metro, Westover shops, and the W&OD Trail significantly enhances the quality of life for its residents.

WHAT TO EXPECT

Expect a neighborhood that prides itself on walkability and easy access to public transportation. The East Falls Church Metro station is a cornerstone of the community, providing seamless connectivity to the broader D.C. area, making it ideal for commuters and explorers alike.

THE INVENTORY

Homes in Arlington-East Falls Church vary from historic houses that echo tales of the past to more contemporary residences. There are many townhomes in close proximity to the metro.

YOU'LL FALL IN LOVE WITH

The convenience of a Metro stop, the charm of Westover shops, and the beauty of the W&OD Trail, all within walking distance, make Arlington-East Falls Church a truly desirable place to call home.

For more information check out: <http://aefcca.org/>

NEIGHBORHOOD

Madison Manor



Madison Manor in Arlington artfully blends serene residential streets with a newly-renovated park and easy access to transportation, including the East Falls Church Metro, and nearby dining and shopping. This neighborhood features diverse architectural styles from brick colonials to wooden contemporaries, reflecting its growth since WWII, and is served by top-rated schools like Cardinal Elementary, Swanson Middle, and Yorktown High. Bordered by key streets and the W&OD Trail, Madison Manor is a historical yet evolving community, offering a mix of traditional homes and modern townhouses with minimal teardowns.

WHAT TO EXPECT

Friendly young families and calm residential streets with lots of people walking around the neighborhood in this close knit community.

THE INVENTORY

The homes in Madison Manor are predominantly post-war colonial single-family homes, and most have additions to the original design.

YOU'LL FALL IN LOVE WITH

Madison Manor Park, with Soccer, Basketball, Tennis, and the massive Halloween celebration every year. This area is known for the annual bonfire and trick or treaters.

For more information check out: <https://madisonmanor.org/>

NEIGHBORHOOD

Westover



Westover is a gem in Arlington, VA. It exudes a small-town charm with its quaint streets and friendly community vibe. This neighborhood, with its mix of history and modernity, is known for its walkable streets lined with mature trees, locally-owned shops, and eateries. It's a place where the past and present harmoniously blend, creating a warm, inviting atmosphere.

WHAT TO EXPECT

Expect a close-knit community feel, where neighbors know each other and local businesses are the heart of the area. You will see children walking to the new local elementary school, Cardinal, as well as middle schoolers walking to Swanson.

THE INVENTORY

The housing in Westover ranges from well-preserved, charming bungalows and Cape Cods to townhouses and apartment complexes. The architectural variety adds to the neighborhood's unique character, appealing to a diverse range of residents.

YOU'LL FALL IN LOVE WITH

Westover is celebrated for its vibrant village center, featuring a public library, beloved local eateries, and a farmers' market. The neighborhood is also home to several parks and is close to the W&OD Trail, perfect for outdoor enthusiasts.

NEIGHBORHOOD

Williamsburg



The Williamsburg neighborhood is on the border of Mclean and is home to the highest point in the county, Minor's Hill. It is bisected by Williamsburg Blvd that has some of the biggest hills, which many cyclists in the area come to enjoy on weekends, and provides easy access to commute to Tysons. It is served by top-rated schools like Nottingham Elementary, Williamsburg Middle, and Yorktown High.

WHAT TO EXPECT

A classic suburban community that exudes privacy and refinement. Williamsburg is perfect for those who seek a peaceful living environment but still appreciate proximity to high-end amenities.

THE INVENTORY

Williamsburg has many recently built homes as well as new construction projects in progress. The lot sizes and homes are larger than most in the county.

YOU'LL FALL IN LOVE WITH

It's a neighborhood that offers an ideal blend of upscale suburban living, accessibility to urban conveniences, and a strong sense of community. Williamsburg stands out as a premier Arlington neighborhood.

For more information check out: <http://www.wca-arlington.org/>

Are you ready to start your home search in Arlington?

I hope this neighborhood guide was valuable to you as you consider the various neighborhoods in Arlington. Now that you're more acquainted with the areas that may suit your family, let's choose a time to discuss your goals.

Schedule a time with me at the link below or via text and we can determine if it is a good fit.

<https://billdaus.com/contact/>



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