

BETTY MALLON  
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[www.mcenearney.com](http://www.mcenearney.com)

109 South Pitt Street  
Alexandria, Virginia 22314  
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*Specializing in the marketing of fine residential properties.*

WELCOME TO ...  
405 MONTICELLO BOULEVARD  
ALEXANDRIA, VIRGINIA 22305

**405 Monticello Boulevard  
Alexandria, Virginia 22305**

Year Built:	1950
Type:	Detached
Style:	Cape Cod
Construction:	Brick
Basement:	Finished
Water:	Public
Sewer:	Public
Heat:	Gas
CAC (Type):	Electric
Hot Water:	Gas
Fireplace:	Yes
Parking:	Driveway
Taxes:	\$5,022
Elementary:	George Mason
Middle School:	G. Washington
High School:	T. C. Williams
Total Bedrooms	4
Total Full Baths	2
Living Room (MN)	19' x 13'
Dining Room (MN)	12' x 10'
Kitchen (MN)	9' x 8'
Sunroom (MN)	10' x 10'
Master BR (U1)	16' x 12'
Bedroom 2 (U1)	16' x 9'
Bedroom 3 (MN)	14' x 11'
Bedroom 4 (MN)	11' x 9'
Rec Room (L1)	14' x 13'
Utility Room (L1)	19' x 11'

Everything you want wrapped into one pretty package. This 4 bedroom and 2 bath home exudes charm from the painted brick exterior and the white picket fence to the sunroom overlooking the garden. The main level features a formal living room with a fireplace, dining room, renovated kitchen, bright sunroom, two bedrooms and a full bath. Upstairs are two more bedrooms, a full bath and large walk-in closet. The lower level features a family room and a laundry/storage room. Beautiful hardwood floors and fresh, decorator paint colors add to the warmth of this home. Outside, there is curb appeal galore! A wide driveway designed out of pavers makes parking a breeze for up to six cars. Raised planting beds complement the picket fence. The tall shade trees of the Monticello Park neighborhood provide a natural background. Located on a wide street with sidewalks and a bike lane, this home is convenient to it all. Only one block to the bus stop and just minutes to Reagan National, DC, the Pentagon, Del Ray, Old Town and Fairlington. Walk to popular George Mason Elementary, the playground and Monticello Park.



**BETTY MALLON**



*YOUR NORTH RIDGE SPECIALIST*

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  All information is deemed accurate, but as it is provided by third parties, it is not guaranteed.