SAMPLE, PROPERTY OF CASEY SAMSON TEAM



SCAN TO VIEW

502 MacArthur Ave NE

$2,150,000

502MACARTHURAVE.COM

6	4.5	4,754	3	0.31	2007	2	None
BEDROOMS	BATHROOMS	FINISHED SF	LEVELS	ACRE LOT	YEAR BUILT	CAR GARAGE	HOA

Remodeled Top to Bottom, 2021–22

Kitchen, baths, flooring and paint · Quartz counters and an oversized island · Premium stainless appliances · Furnace 2022, hot water 2023

Owner's Suite with a Sitting Area

Walk-in closet and en suite bath · Four more bedrooms and two full baths upstairs · Laundry on the bedroom level

Finished Lower Level, Two More Bedrooms

Recreation room · Full bath · Storage · Six bedrooms and 4.5 baths in all

Ayr Hill Heights, Walk to Church Street

0.31 acre, level and private · Large deck, fire pit, mature landscaping · Two-car side-loading garage · No HOA

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Comparable Property Analysis

These qualified comparable properties authenticate the Casey Samson Team value range below.

PROPERTY	BUILT	FINISHED SF	LOT	ASSESSMENT	SALES PRICE
502 MacArthur Ave NE	**2007**	**3,854**	**13,400**	**$2,068,000**	**—**
118 Oak St SW	2020	4,060	12,721	$2,039,470	**$2,399,999**
1712 Abbey Oak Dr	2015	3,777	30,492	$1,649,780	**$2,370,000**
204 Battle St SW	2018	3,687	10,792	$1,900,270	**$2,349,000**
121 Tapawingo Rd SW	2016	3,740	10,150	$1,822,380	**$2,275,000**
Age & Size Average	**2015**	**3,832**	**13,970**	**$1,820,328**	**$2,112,872**
Price Range Average	**2016**	**3,775**	**13,280**	**$1,879,690**	**$2,299,750**

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Authenticated Values™

Built 2007 · 3,854 SF · Assessment $2,068,000

CUSTOMARY VALUE	PREMIUM VALUE
$2,244,313	**$2,423,858**

Features & Updates

TOP FEATURES

- Immaculate home in the desirable Ayr Hill Heights community
- 6 bedrooms and 4.5 bathrooms on 3 levels
- Open floor plan with a gourmet kitchen and large center island
- Upper level owner's suite with sitting area and walk-in closet
- Finished lower level with recreation room, two bedrooms and full bath
- Two-car side-loading garage and driveway
- Walkable to Town of Vienna amenities, parks and the W&OD Trail
- No HOA

UPDATES & IMPROVEMENTS

- Complete home remodel (2021–2022)
- Hot water heater (2023)
- Interior and exterior paint (2022)
- Bathrooms (2022)
- Kitchen refrigerator (2022)
- Furnace (2022)
- Flooring — hardwoods on the main level, carpet upstairs, LVP in the basement (2021)
- Kitchen ovens and microwave (2017); dishwasher (2016)
- Roof, siding, windows and sump pump (2007)

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What the Owners Love

> Quiet neighborhood with an annual block party and access to the W&OD Trail

> Private backyard

> Walk to Wolf Trap Elementary, Glyndon Park and Northside Park

> Walkable to Historic Church Street and Town of Vienna events — the Halloween Parade, Chillin' on Church, Oktoberfest, Viva Vienna, Concerts on the Green and the Church Street Stroll

> No hassles with parking

> Less than a mile to Maple Avenue restaurants, grocery, pharmacy and gas

> Close to Tysons shopping, Metro stations and Capital One Hall

> Easy access to Route 66, the Dulles Toll Road and the airports

> Five minutes from Wolf Trap National Park for the Performing Arts



Morgan Samson & Colby Smyth

THE CASEY SAMSON TEAM · SAMSON PROPERTIES

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