

Real Estate

Featured Property of the Week

A Stunner in Serene Lyon Park! Century-Old Classic Has Been Gloriously Updated for Today

We could say that this week's featured property, a stunner in Lyon Park, is 99 years old. But that wouldn't be right.

In fact, it's actually 99 years *young*!

The delightful core of this property has been augmented in recent years with \$350,000 in upgrades, lavishing style and creativity on top of historic provenance. The result is a property that positively gleams throughout, with an open concept that seamlessly combines with the classic bungalow style.

Whether enjoying the vistas from the welcoming front porch or whipping something up in the chef's-caliber kitchen (from the creative team of Concepts and Contours), this is a turnkey offering designed to exceed expectations. And the location gives you walkability and bikeability access to fully enjoy the urban-village lifestyle.

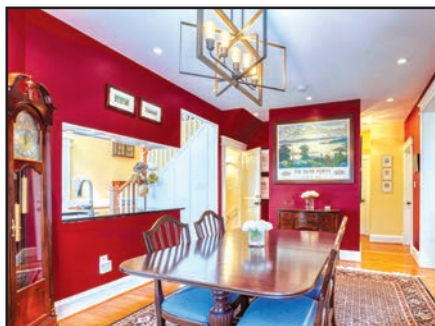
Meanwhile, out back you can find a sea-of-tranquility patio space that is perfect for friendly gatherings, particularly with summer on the horizon. It's just another reason this home rates a "10" on our entertaining-o-meter.

The property currently is on the market, listed at \$1,335,000 by Natalie U. Roy of Keller Williams Realty. Open houses are slated for April 29 from 5 to 8 p.m. and May 1 from 1 to 4 p.m.

As you walk from room to room, the attention to detail and TLC is evident when looking over everything from the flooring to the paint scheme. While the home is open and airy, there also are private spaces for both work and play.

The comfortable living room and sophisticated dining room are centerpieces of the main level, which also offers two bedrooms (which can be used as desired, adding to the versatility). The primary bedroom is an upper-level showstopper, spacious and gracious.

The lower level recently has been renovated with a new bath and laundry area plus a media and hobby room. Down here also is room for a wine cellar and home gym.



Many more highlights abound, but we've run out of space. Drat!

Why not check out the property for yourself. It'll charm you completely.

Articles are prepared by the Sun Gazette's real estate advertising department on behalf of clients.

For information on the home, contact the listing agent. For information on having a house reviewed, contact the Sun Gazette's real estate advertising depart-

ment at (571) 333-6272.

Facts for buyers

Address: 114 North Edgewood Street, Arlington (22201).

Listed at: \$1,335,000 by Natalie U. Roy, Keller Williams Realty (703) 819-4915.

Schools: Long Branch Elementary, Thomas Jefferson Middle, Washington-Liberty High School.

Permits for Single-Family Construction Declining

The single-family home-construction market continued to show signs of softening in March, as permits and starts declined due to rising mortgage interest rates and ongoing supply-chain bottlenecks that continue to delay construction projects and raise home building costs.

Single-family starts decreased 1.7 percent to a 1.2 million seasonally adjusted annual rate, according to federal data reported by the National Association of Home Builders, even as the multi-family sector showed an increase.

"Higher mortgage-interest rates and rising construction costs are pricing buyers out of the market, and these higher costs are particularly hurting entry-level and first-time buyers," said Jerry Konter, chairman of the National Association of Home Builders (NAHB) and a home builder and developer from Savannah.

"The shift in affordability can be seen in the March data with strength for multi-family construction and some weakness for single-family permits," said NAHB chief economist Robert Dietz. "Our builder surveys show that confidence levels in the single-family market have declined for four straight months as affordability conditions continue to worsen, and this is a sign that single-family production will face challenges moving forward."

On a regional and year-to-date basis, combined single-family and multi-family starts are 17.3 percent higher in the Northeast, 6.6 percent higher in the Midwest, 11.2 percent higher in the South and 7.5 percent higher in the West.

Overall permits increased 0.4 percent to a 1.87 million unit annualized rate in March. Single-family permits decreased 4.8 percent to a 1.15 million unit rate, while multi-family permits increased 10 percent to an annualized 726,000 pace.

Looking at regional permit data on a year-to-date basis, permits are 5.5 percent higher in the Northeast, 4 percent higher in the Midwest, 7.5 percent higher in the South and 4.9 percent higher in the West.

Single-family permits authorized but not started stood at 149,000, up 14.6 percent year-over-year as material delays slow projects.



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