

**WHERE WE LIVE**

**Cherrydale** This North Arlington community has a home for every budget. **12**

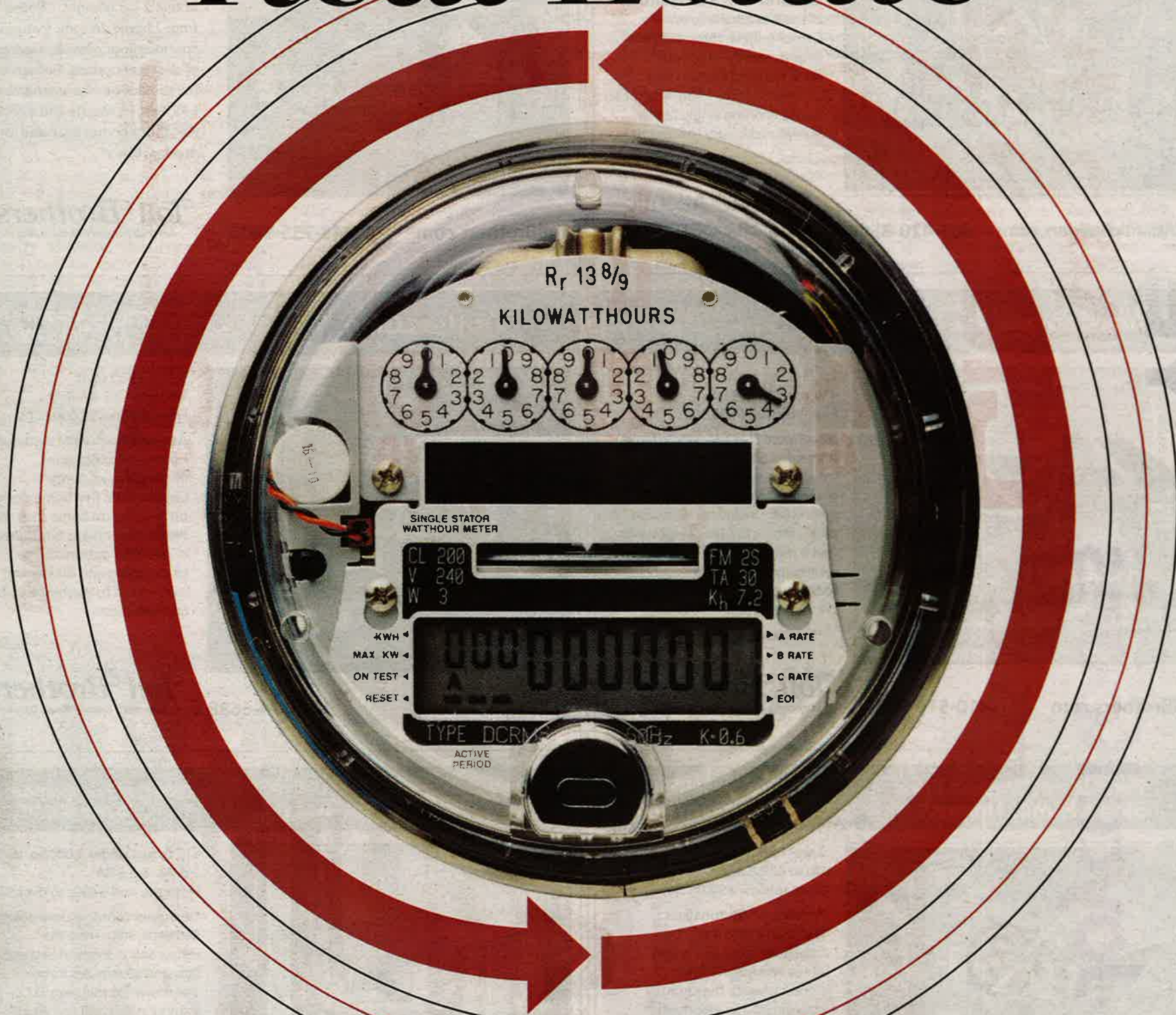
**Harney** Predictions of HELOC defaults were overblown. **10**

**Buying New** Condos for first-timers in Silver Spring. **26**

**4.09%** Mortgage rates rise. **3**

The Washington Post | JULY 18, 2015

# Real Estate



## Zeroing in on a goal

A do-it-yourself approach shows you don't have to be rich to harness the benefits of renewable energy. | Page 18

# In Cherrydale, no easy pickings for home buyers

BY HARRIET EDLESON

While living in an apartment in Pentagon City, Stephanie Gimenez Stahlberg and her husband, Patrick Stahlberg, a software engineer, began searching for a house where they could raise their family.

With two children — now 3½ and 1½ — the Stahlbergs needed more space, including a study area for Stephanie, who is enrolled in a PhD program at the Johns Hopkins University School of Advanced International Studies.

The house they found in Cherrydale, a neighborhood in North Arlington, met their expectations. Within two days on the market, however, there were 10 offers. “Our was not the highest,” Stephanie said. “We wrote a letter to the owners about why we liked the house.”

The letter, along with a photograph of the family, worked. What drew the Stahlbergs to the house were the solar panels and the trees and bushes — raspberries, blueberries, blackberries, strawberries, grapes, apples, plums and currants — growing organically on the property. The Stahlbergs also envisioned finishing the basement bedroom and bathroom for an au pair.

They also fell in love with the neighborhood. They would be within walking distance to a park and two libraries with story time for children.

“We were trying to look at homes where we can walk to the Metro, or bike to the city or to the Metro,” said Stephanie, 27.

**Sears and Montgomery Ward kit houses:** Cherrydale, once abundant with cherry orchards, is a family neighborhood dating to 1893. While many neighbors have lived in the area for as long as 60 years, newcomers move in and out these days, said Kathryn Holt Springston, who worked for the Smithsonian American History Tours Office as an educational specialist and historian for 28 years. She also served as curator and director of the Arlington Historical Museum and editor of the Cherrydale Citizens’ Association newsletter.

Single-family homes, the Arlington public schools, access to bike trails and proximity to the District draw people to the neighborhood. Sometimes, though, they move in but stay only a few years. Finding a house in Cherrydale can involve the competitive process the Stahlbergs experienced.

About half a mile north of the Virginia Square and Ballston Metro stations on the Orange and Silver lines, Cherrydale has a variety of residences ranging from farmhouses to bungalows to Sears and Montgomery Ward kit homes with two to five bedrooms or sometimes more. Many date from 1900 to 1930, though some of the older houses were purchased to be torn down and replaced with larger homes, including some built as recently as this year.

**Living there:** Cherrydale lies north of Interstate 66 and south of Lorcom Lane, stretching roughly from Utah Street on the west to the northward-curving interstate on the east. The Maywood neighborhood



EVY IMAGES FOR THE WASHINGTON POST



**Flowers grow high outside one of the sought-after single-family homes in the Cherrydale neighborhood of North Arlington.**

claims the eastern half of those boundaries north of Lee Highway, lending something of an arrowhead shape to Cherrydale. Since 1908, the Cherrydale Citizens’ Association has planned activities and resolved neighborhood concerns. In the 1970s and 1980s, people often referred to the neighborhood as Mayberry, according to Springston, 63. In 1948, her parents bought the house where she lives with her husband and son. It dates to 1890, Springston said.

In the neighborhood, 49 properties sold in the past year, according to Billy Buck, an associate broker at Buck & Associates. The lowest priced was a one-bedroom, one-bath condominium for \$200,000; the highest priced was a five-bedroom, five-bath farmhouse at \$1.63 million. Twelve properties are on the market now, ranging from a one-bedroom, two-bath condo for \$274,900 to a new five-bedroom, five-bath Craftsman house at \$1.799 million.



THE WASHINGTON POST

**Welcome wagon:** The five-points intersection — Lee Highway, Old Dominion Drive, Quincy Street, Military Road and Quebec Street — is dotted with at least two car dealerships and other commercial establishments while nearby is a Safeway and the Cherrydale Hardware, which opened in 1938.

The Cherrydale Volunteer Fire House, built in 1919, is home to such events as the annual spaghetti dinner, concerts and for 90 years each December there is a visit from Santa Claus for children under 12. Other community events are the annual Fourth of July party and picnic at 21st and Stafford streets. A neighborhood with its own “welcome wagon,” Cherrydale has approximately 1,400 households and three parks as well as the Martha Custis Trail for biking, running and walking.

**Schools:** Glebe Elementary, Taylor Elementary, Swanson Middle, Kenmore Middle and Washington-Lee High.

**Transit:** The neighborhood is close to the Virginia Square or Ballston Metro stops on the Orange and Silver lines. Metro and Arlington Transit buses connect at Ballston and Virginia Square. Capital Bike-share also is available.

**Crime:** From July 2014 through June 2015, according to Arlington County police, one robbery and two burglaries were reported in the area.

[washingtonpost.com](http://www.washingtonpost.com)

To see more photos of Cherrydale, go to [washingtonpost.com/realestate](http://www.washingtonpost.com/realestate).

Harriet Edleson is a freelance writer.