

The Rock House at 22 Stringfellow Lane, Arrington, VA

Original house

- 15”-thick walls with river rock façade
- Porte-cochère
- Large windows
- Blue Ridge mountain views from all north and west windows
- Nine-foot ceilings
- Generous walnut trim, doors, and built-ins on first and second floor, except cedar trim in one bedroom
- Golden oak floors throughout first and second floor
- Separate HVAC systems for the first and upper floors
- Updated wiring throughout upper three floors
- Galvalume metal roof
- Tankless, on-demand gas hot water heater

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| Living room | <ul style="list-style-type: none">▪ Four large windows and two glass-paned doors▪ Built-in bookshelves▪ Fireplace with Jøtul wood stove▪ Ceiling fan |
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| Dining room | <ul style="list-style-type: none">▪ Alabaster chandelier |
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| Kitchen | <ul style="list-style-type: none">▪ Exposed brick chimney▪ Soapstone countertops▪ Stainless steel appliances▪ Ceiling fan▪ Under counter lights▪ Recessed lights▪ Island with butcher block countertop▪ Adjacent pantry and broom closet |
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| Laundry room/
mudroom | <ul style="list-style-type: none">▪ Windows on three sides▪ Washer and dryer on pedestal bases▪ Base cabinet with sink and honed granite countertop▪ Upper cabinet▪ Marmoleum floor |
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| Bedrooms | <ul style="list-style-type: none">▪ Cedar-lined closets with mirrors on the doors▪ Windows on two sides▪ One bedroom: built-in walnut secretary |
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| Upstairs
bathroom | <ul style="list-style-type: none">▪ Double walnut vanity with marble countertop▪ Built-in cabinet▪ Original tub (now shower-tub combo) |
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| 3rd floor
bonus room | <ul style="list-style-type: none">▪ Skylight |
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Enclosed porch and addition

- Includes bathroom, office, large closet, hallway and large family room as well as attached screen porch and deck
- Radiant heat in floors (propane boiler)
- Separate heat pump for AC (and backup heat)
- New doors and trim in style of original house
- Marvin double-pane windows with low E glass, interior wood, exterior aluminum-clad except office
- HardiePlank siding
- Standing seam metal roof

Downstairs bathroom

- Wheelchair-friendly design, with grab bars, low-curb shower, vanity designed for wheelchair access, and ADA toilet
- Built-in cabinets
- Slate tile floors and shower surround
- Exposed river rock wall

Office

- Cork floor
- Interior windows and glass doors
- Exposed river rock walls

Family room

- About 500 square feet, including alcove
- Soaring cathedral ceiling with cupola
- Windows on five sides
- Reclaimed cherry, wide-plank floors
- Built-in bookcases and cabinets
- Large window seat with storage
- Rumford (efficient) wood-burning fireplace

Screened porch

- Locust floor
- Swing
- Recessed lights
- Ceiling fan

Deck

- Locust floor

Landscaping

- Mature landscaping includes large dawn redwood tree, magnolias, boxwoods, American hollies, and deciduous trees.
- Many native flowers, shrubs and ornamental trees have been planted.
- Edible landscaping includes pear trees, sour cherry tree, fig tree, pecan trees, Chinese chestnut tree, blackberry bed, Concord grape arbor, and fenced vegetable garden

Storage

- Full basement with closet, built-in shelves, and refrigerator
- Two garage bays with large shed attached