



1206 ROUNDHOUSE LANE ALEXANDRIA, VIRGINIA

Old Town Village is a unique complex where individual townhouses, two-level townhouses and apartments combine to offer a variety of living styles within one community. Numerous amenities add to the pleasures enjoyed by the residents and include generous parking, a swimming pool, fitness center, community center, party room, tot lot and playground. Pets are allowed. Within an easy walk are the King Street Metro Station, Whole Foods Market and the shops and restaurants of Upper King Street.

OFFERED BY
CAROL CLEARY AND MCENEARNEY ASSOCIATES, INC.



1206 ROUNDHOUSE LANE • PROPERTY AND AREA INFORMATION

General Information:

Price:	\$849,000
Subdivision:	Old Town Village
Age:	12
Type:	Townhouse
Style:	Traditional
Construction:	Brick
Water/Sewer:	Public
Heat:	Gas-FA Zoned
CAC (Type):	Electric
Hot Water:	Gas
Fireplace:	Living Room
Parking:	2-Car Garage
Taxes:	\$8,421 (2010)
Elementary:	Lyles-Crouch
Middle School:	George Washington
High School:	T. C. Williams
Total Bedrooms	3
Total Full Baths	3
Total Half Baths	1

Room Dimensions:

Living Room (MN)	19' x 12'
Dining Room (MN)	14' x 12'
Kitchen (MN)	9' x 8'
Breakfast Room (MN)	11' x 8'
Master Bedroom (U1)	17' x 14'
Bedroom 2 (U1)	14' x 12'
Bedroom 3 (U2)	17' x 16'
Library (LL)	14' x 12'

Items to Convey:

- Alarm system
- Built-in microwave
- Ceiling fan
- Dishwasher
- Disposer
- Refrigerator w/icemaker
- Stove
- Window treatments
- Washer
- Dryer
- Fireplace screen/doors
- Gas log
- Garage door opener w/remote
- Custom built-ins
- Plantation shutters



A fanlight above the entry door of this handsome townhouse framed by lush landscaping brings mellow light to the entrance hall where raised panels below the chair rail lend sophistication and a coat closet stands within steps of the garage access. French doors open to a carpeted library/den where chair rail, shoe and crown moulding dress the walls and two abutting windows with plantation shutters look out to the activities of the delightful courtyard lined with brick sidewalks and varied facades.

Hardwood stairs rise to the main level where a gracious dining room and living room offer enchanting entertaining space. The living room is filled with eastern light while a simple mantel augments a fireplace with marble hearth and surround. Flanking bookshelves and cupboards provide just the spot for tomes and objets d'art while a cabinet inset above the fireplace provides a resting spot for media equipment. Deep cornice moulding and hardwood floors join the two rooms while a column and chair rail delineate the dining space. A French door in the living room opens to the expansive deck, providing a charming spot for a bit of sunshine and breath of fresh air. Completing this level is a handsome kitchen with granite counters, white Jenn-Air appliances and generous cabinet storage including an island creating casual dining space to supplement the adjacent breakfast area.

Carpeted stairs reach for the next level, offering a half bath on the stair landing to accommodate the main level. A master bedroom with cathedral ceiling and ceiling fan welcomes the morning light with generous windows adorned with plantation shutters and includes a large walk-in closet as well as a luxurious bath. A soaking tub, separate shower, two vanities and a water closet provide comfortable space for all. A second bedroom and hall bath are found on this level as well as laundry facilities.

The uppermost reaches offers yet another carpeted bedroom with gable projections, a large closet, additional entertainment center niche and a full shower bath.

A two-car garage with remote access adds to the pleasures of this neutrally painted residence which is located within steps of the Old Town Village pool and community center.

Gracious living with wonderful amenities...



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