



**402 SOUTH ROYAL STREET
ALEXANDRIA, VIRGINIA**

OFFERED BY
CAROL CLEARY AND MCENEARNEY ASSOCIATES, INC.



PROPERTY AND AREA INFORMATION

General Information:

Price:	\$695,000
Age:	140
Type:	Townhouse
Style:	Victorian
Construction:	Frame
Water/Sewer:	Public
Heat:	Electric
CAC (Type):	Electric
Hot Water:	Electric
Fireplace:	Family Room
Parking:	Street
Taxes:	\$5,514 (2009)
Elementary:	Lyles Crouch
Middle School:	George Washington
High School:	T. C. Williams

Rooms & Dimensions:

Total Bedrooms	3
Total Baths	1.5
Living Room (MN)	13' x 11'
Dining Room (MN)	11' x 9'
Kitchen (MN)	10' x 8'
Family Room (MN)	12' x 8'
Master Bedroom (U1)	11' x 11'
Bedroom 2 (U1)	13' x 12'
Bedroom 3 (U1)	12' x 9'

Items to Convey:

- Stove
- Refrigerator
- Dishwasher
- Built-in Microwave
- Trash Compactor
- Disposer
- Ceiling Fans (3)
- Washer
- Dryer
- Electronic Air Filter
- Window Treatments
- Alarm System-as is



A window box filled with flowers and working shutters adorn the front of this beautifully renovated Victorian townhouse. Brackets and dentil moulding within the cornice of the façade and incise ornamentation, a process that creates decoration by carving thin lines out of the surface of the wood and trim, identify this residence as a nineteenth century abode. A fixed transom above the entry door lures the afternoon light into a delightful living room where dentil crown and deep shoe moulding offer a sophisticated yet comfortable room for greeting guests. Warm wood floors traverse the living room and dining room which are separated by the open stair to the second level. Chair rail contributes to the defining appointments in the dining room and a brass chandelier is topped with a ceiling medallion. Beyond is a "today" kitchen with black marble flooring, stainless appliances including a gas Jennair stove, Bosch dishwasher, Amana microwave and GE Profile refrigerator, granite counters and wood cabinets. Within a tray ceiling, soft light has been added to the recessed lights to increase illumination when necessary but to provide gentle light when culinary tasks are completed. A door to the side of the house permits access to the covered alley and Royal Street. A granite counter separates the kitchen from the family room where a console mantel with raised panels frames the fireplace. Wood floors enhance the warmth of the room while double glass doors offer both glorious eastern light and access to the intimate garden. A closet with folding doors houses the systems of the house while a handsome half bath with marble floor and wainscoting provides a refined necessity.

Hardwood stairs offer access to the three bedrooms and full bath located on the upper level. Windows overlooking Royal Street activity line the western wall of one well-appointed bedroom where a ceiling fan contributes to easy living, wood floors lend warmth and an organized double closet provides generous storage. The middle bedroom is a child's delight and retains similar features of the first bedroom while the recently carpeted master bedroom incorporates a third ceiling fan, nice appointments, a very large organized closet and double glass doors providing a charming view of neighboring gardens. Also found on this level is a full bath and laundry facilities.

Improvements to the residence include roof replacement (2003), HVAC replacement (2004), main sewer line replacement (2005), installation of safety outlets in full bath and kitchen (2006), exterior painting following stripping and repair of wood (2008), and interior painting (2010).

The garden offers a breath of fresh air, perfect for morning coffee or a relaxing libation at day's end. Its brick patio is lined with raised beds, providing just enough gardening for one who enjoys putting.

The location of this sparkling gem is unparalleled. Within a few moments walk of the Old Town Safeway, Lee Street Park, the River's edge, numerous churches and the shops and restaurants of South Washington Street as well as King Street, every desire is answered.

Handsome, convenient and welcoming...



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